

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
June 5, 2019**

Present: Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff & Jesse Edwards (7:08pm), Alternates. Keith Leclair, Selectmen's Representative. Minutes recorded by Denise Royce.

Absent: Tom Lacroix, Alternate.

Mr. Poltak called the meeting to order at 7:02pm and had the Board members introduce themselves to everyone present. Mr. Poltak began by saying that there were three (3) items on the agenda tonight and moved on to approval of the May 8th meeting minutes.

MINUTES

Mr. Porter moved to approve the minutes for May 8th, 2019, Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.

GENERAL BUSINESS

**Informal – George Chadwick
22 Dartmouth Drive, LLC
266 Rockingham Road, Tax Map 25, Lot 44
Discuss Previous Approvals**

Mr. Poltak informed Mr. Chadwick that he was up and asked if this was the third visit regarding this lot. Mr. Chadwick confirmed that this was the third visit and explained that the first had the driveway up Rockingham Road and the second had a driveway off of Dartmouth Drive. Mr. Chadwick went on to talk about the newest submittal which is with the same user as previously presented. Mr. Chadwick pointed out that, the only difference from the last approval is the building size which has been reduced. At this time, Mr. Chadwick passed out 11x17 copies of the plan for each Board member to review.

Mr. Chadwick went on to say that, they do have a Public Hearing scheduled for June 19th. Mr. Chadwick also pointed out that the permits have also lapsed and that the plan was never recorded and what they were proposing now is to have a smaller building which is shown on the plan in red. The building size gets reduced to 34,920 so we are knocking about 5,000 square feet of the building. Mr. Chadwick reiterated that, the only change to the plan is the size of the building being reduced. What was going to be a building in the back is now going to be grass. They pulled the front-loading docs in a bit and will be doing a little more landscaping in the front. The only real change is the size of the building

and that the parking calculations relating to the size of the building and by moving the two (2) loading docks back that there is a couple of wall packs there that they redid the lighting plan. Mr. Chadwick mentioned that, he has spoken with Mr. Tatem and that they did put up some money for Mr. Tatem to review the new submittal that the Board has in front of them. Mr. Chadwick stated that, Mr. Tatem feels that it's pretty easy and does not expect to find anything new but that he will be reviewing the plans prior to the June 19th hearing. Mr. Chadwick indicated that they would address any comments that Mr. Tatem may have but did not expect him to have any.

Mr. Poltak asked if there were any comments from the members of the Board. Mr. Porter asked about the previous driveway and if it would be left to revegetate. Mr. Chadwick said yes, that the new driveway would be coming off of Dartmouth Drive. Mr. Chadwick also mentioned that, back in 2017 that they did go through Conservation Commission and they did submit for an Alteration of Terrain permit and they did submit to DES for the septic approval and technically there is still an active wetland permit but all pass permits are still active.

Mr. Poltak asked if anyone else had any comments. None were noted. Mr. Poltak had a few questions and asked what the nature of the business would be. Mr. Chadwick stated that it would be warehouse distribution which is exactly what it was before. Mr. Poltak asked Mr. Chadwick if the Board had to grant any waivers for this. Mr. Chadwick said yes, there were three (3) waivers which had to do with parking, a light pole height waiver and that the third waiver had to do with the driveway slope. With that said, Mr. Chadwick pointed out that all three (3) waivers were granted last time. Mr. Poltak reiterated that the application has been filed and they're in the process.

In conclusion, Mr. Poltak stated to Mr. Chadwick that, he will be working with Mr. Tatem and mentioned that he did see an e-mail from Mr. Tatem stating that this application is nothing more than a simple amendment to the building of what was approved prior and did not recall any abutters that had any issues last time.

Mr. Poltak stated that there were no more comments from the Board that they would see Mr. Chadwick on June 19th. With that said, Mr. Chadwick thanked the Board and exited the meeting and the discussion ended.

Informal – Eric Mitchell
Longmeadow Congregational Church
Wilson's Crossing Road, Tax Map 5, Lot 50TAXABL
Discuss Subdivision of Land

Mr. Mitchell began by passing out copies of the proposed subdivision plan to each Board member for review. Mr. Mitchell stated that, the property is located on the corner of Wilson's Crossing Road and Chester Road and owned by Longmeadow Congregational Church and contains approximately 26 acres. Mr. Mitchell indicated that, that the existing house located on this lot is the parsonage. Mr. Mitchell went on to say that, what they

have asked them to do is to come in and do a subdivision so they could subdivide the land and sell some lots but not all at once so they can fund the church. Mr. Mitchell also pointed out that there was a lot of wetlands on the property. Mr. Mitchell indicated that they believed that there were some wetlands on the corner but when they went out there, they found that the majority of the site was actually wet and was much wetter than what they anticipated when they started. Mr. Mitchell pointed out the setbacks to the wetlands and they show the wetlands as being a Level Two wetland which has a 75-foot wetland setback. Mr. Mitchell reiterated that, the church would like to sell the lots one at a time in order to raise money for the church and that the wetlands sort of got in the way. Mr. Mitchell informed the Board members that they are just trying to get the opinion of the Board members. Mr. Mitchell stated that, he realizes that he has to go before the Conservation Commission and possibly to the Zoning Board of Adjustment for a few of the houses because the setback is right up against the back and obviously would be difficult to build a house without disturbing the buffer.

With that said, Mr. Mitchell asked the Board members for any comments or critiques at this time. Mr. Porter asked Mr. Mitchell if they were only looking to subdivide off 3 lots. Mr. Mitchell said yes because the parsonage currently exists on the fourth lot. A brief discussion ensued with regard to the subdivision.

Mr. Poltak brought up the church parking lot and what was previously approved and that the upper parking lot was supposed to be temporary and to eventually be paved and asked if that would be included in this process. Mr. Chadwick said yes and a few members of the church acknowledged the church parking lot. Mr. Mitchell talked a little bit about the parking lot and the entrance and exit of the parking lot. Mr. Mitchell also mentioned to the Board members that he was going to bring that up also and had a plan to show the Board members. Mr. Mitchell also stated that, the church was also subdividing one side of the road to assist the church which is on the other side of the road. Mr. Wood talked about what previously was supposed to occur when Lovers Lane went in and that they were supposed to align the road which did not occur because Lovers Lane went into a totally different direction.

Mr. Mitchell indicated that, the two (2) things that they would like input on is the subdivision and the other is the upper parking lot of the church.

Mr. Poltak asked the Board members if they had any questions or comments. None were noted. With that said, Mr. Poltak wanted to give his reaction of a few things to Mr. Mitchell which is the cumulative effect when having more than one lot. Mr. Poltak asked if they could include the parking lot and understood that they did not intend to put three (3) lots on the market at once. Mr. Poltak wanted to point out the road and the drainage onto Wilson's Crossing Road and viewed that corner as the worst corner in town and did not want a drainage issue on that corner. Mr. Poltak stated that, they would like to see this in total in terms of how they were going to proceed on both sides and wanted them to give thought to the drainage issue with respect to the four (4) lots and believed the subdivision was doable. Mr. Mitchell commented that the side of the road with the proposed subdivision grades away from the road and that any driveway would be going

downhill towards the house. Mr. Poltak further added that, this is a subdivision that requires approval in total but that they would be approving all four (4) lots. A brief discussion ensued between Mr. Mitchell and Mr. Edwards regarding uplands and wetlands on the property and the ability to only have three (3) new lots and another lot with the parsonage on it.

Mr. Poltak asked Mr. Mitchell if there was anything else that he would be looking for insight from the Board and believed that this was approvable. Mr. Woods wanted to add that, with regard to the upper parking lot of the church that all of that is contingent upon being able to sell the property in order to obtain the funds to do the parking lot. Mr. Woods asked Mr. Poltak about his comment that he would like to see it as a whole and wanted to know if he was understanding what Mr. Poltak was requesting of them. Mr. Poltak stated that, what he was saying was, that he was mentioning it as a reminder to them that they had conditional approval back several years ago and just wanted to note it as a reminder that they would be looking at having the upper parking lot paved. Mr. Poltak went on to mention the addition of an egress onto the road and wanted to know how it all would fit and wanted to be sure that when they make their money that they will fix the parking lot and all he wanted to know now is where the access and egress would be for that point. Mr. Wood understood and recalled what was conditionally approved previously.

Mrs. Marzloff asked about the driveway and house location for one of the lots and asked why they wouldn't move the house over in order to get it out of the headlights coming from Hunting Road. Mr. Mitchell explained that, in order to allow for a backyard that it made more sense to have it there but that he would look into it further.

Mr. Mitchell had a question for Mr. Poltak with regard to the parking lot as he was not involved with the planning at that time and wanted to know that, if the plan is to come back before the Planning Board was the plan necessary to come back for approval of the finished parking lot with putting the secondary access in and looking at the drainage are they looking for a site plan just for that. Mr. Poltak informed Mr. Mitchell that, he did not want to create a financial hardship for the church and the congregation but his point is, the record shows that they have a deal and that deal will be executed on the part of the church and its members when they are capable. Mr. Poltak went on to say that, when they come back before the Board for approval of these four (4) lots, he wants to know where that access and egress is going to be in relation to what is going to happen across the street and if the church wants to wait until such time as they have the income from one or two of these lots to have the flexibility and capability to get the parking lot done then they as a Board will entertain that at such time.

At this time, Mr. Poltak thanked Mr. Mitchell and Mr. Mitchell exited the meeting and the discussion ended.

**Informal – Dr. David Smiley
Smiley Veterinary Clinic
9 Auburndale Lane, Tax Map 10, Lot 24
Discuss addition on Building**

Dr. Smiley began by explaining to the Board members what he would like to do with his property located at 9 Auburndale Lane. Dr. Smiley stated that he owns and operates Smiley Veterinary Clinic located on the property which is located in a Commercial Two zone. Dr. Smiley is looking to possibly build a separate building on the property for a dog kennel. At this time, Ms. Royce passed out copies of the plot plan that shows what is currently on the property and the location of the buildings. Dr. Smiley approached the Board members and pointed out that he would like to put a dog kennel on the property. Dr. Smiley talked about the vacant area on his lot currently and showed them the proposed location where he would like to build the future dog kennel and the entrance and exits for the new building. Dr. Smiley understood the potential noise with having a dog kennel and talked about dog runs and building location and that he would also like to have a little suite inside the building for a groomer as well. A brief discussion ensued with the Board.

Mr. Poltak asked the Board members if they had any questions or comments. Mr. Leclair pointed out the noise in conjunction with the neighbors. Dr. Smiley indicated that he knows first hand about noise and that his idea is to not leave the dogs out to be bitten by mosquitos and ticks. Mrs. Smiley added that they were thinking of more enclosed runs for the dogs to reduce the noise but will have access for the dogs to go outside.

Mr. Poltak wanted to outline some consideration before them today is that, this is a one-acre lot in a two (2) acre zone currently and what we are looking for here is an expansion of an existing non-conforming lot to increase the non-conformity which he believed would require Zoning Board of Adjustment approval. Mr. Poltak added that the Veterinary Clinic is allowed in the Commercial Two zone and read the definition of a Veterinary Clinic which does not include a kennel which would then also require Zoning Board approval as well. Mr. Poltak went on to explain that it would then require Site Plan approval from the Planning Board as well which would also require the parking to be paved. Mr. Poltak stated that it would require a lot of things prior to building the kennel and reiterated the fact that it was an undersized lot, and would be expanding the use equals ZBA approval and then the use of which you would be building the 30 foot by 40 foot building for a kennel which is not allowed in the zone and would also require ZBA approval. Then once you're done with all that, you would then come back before the Planning Board with a Site Plan review to make it happen.

Mr. Poltak asked the Board members if they had anything else to add to what he has previously said. Dr. Smiley asked what would be involved in developing a site plan. Mr. Poltak answered by saying that, he would have to go to see an engineer like the plan that the Board had before them currently with a revised site plan to show lighting, hours of operation, where the parking spaces would be and where the entrance and exit would be. Other Board members commented about signage, landscaping and septic as well.

Mr. Grillo added that, the changes to the zoning ordinance since his previous building went in such as the fact that, above ground utilities as we require all utilities to be underground utilities. Mr. Grillo also was unfamiliar with the area and mentioned the fact of wetlands in the event there are any wetlands on the property.

With that said, Mr. Poltak asked Dr. Smiley if he was satisfied with the Board's responses. Dr. Smiley thanked the Board members for their time and the discussion ended. Mr. Poltak also pointed out to Dr. Smiley that he could talk with Mrs. Rouleau-Cote or Ms. Royce who would be able to assist him with any questions he may have. Dr. Smiley again thanked the Board and exited the meeting.

OTHER BUSINESS

Mr. Poltak informed the Board what had transpired during his discussion with Mr. Martel regarding Liberty Woods Subdivision and Mr. and Mrs. Sullivan who own property that abuts the subdivision. Mr. Poltak stated that, Mr. Leclair indicated that he would be cleaning that whole area within six (6) to eight (8) weeks depending on weather. We will wait and see what happens and in six (6) to eight (8) weeks we'll review it again.

Lastly, they will have three (3) things on the agenda for a Public Hearing and they would be bringing in a few developers to come in to talk about elderly housing.

Mr. Poltak asked if there was any other business that needed to be discussed. Mr. Edwards wanted to let the Board know that, he had attended the OSI 2019 Spring Planning and Zoning Conference and thought it was a great conference with great speakers with great information. Mr. Edwards gave an extra copy of the paperwork to Ms. Royce regarding Land Use Law in Review. Mr. Edwards stated that, if anyone wanted to borrow the materials that he would be happy to lend them out and highly recommended the course.

MISCELLANEOUS

Mr. Poltak reminded the Board that the Planning Board would not be meeting during the month of July and therefore the next meeting would be held on Wednesday, August 7th.

ADJOURN

Mr. Rolfe moved to adjourn the Hearing. Mr. Leclair seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:03p.m.

The Planning Board will not be meeting during the month of July. The next Planning Board meeting will be held on Wednesday, August 7th, 2019 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.