

**Town of Auburn
Planning Board
PUBLIC HEARING
March 19, 2014**

Present: Ron Poltak, Chairman; Alan Côté, Vice-Chairman, Paula Marzloff and Karen Woods, Members. Jim Tillery and Steve Grillo, Alternate. Russell Sullivan, Selectmen's Representative; Minutes recorded by Denise Royce.

Absent: None

Mr. Poltak called the meeting to order at 7:00 p.m. Mr. Poltak explained the procedure for tonight's meeting and noted the emergency exists.

MINUTES

Mrs. Marzloff moved to accept the minutes of February 19, 2014 with minor editorial changes, Mr. Côté seconded the motion. A vote was taken; all were in favor, the motion passed with Ms. Woods abstaining.

ANNOUNCEMENTS/CORRESPONDENCE

➤ None were reviewed at this time.

GENERAL BUSINESS

No Informal discussions at this time.

PUBLIC HEARING

- **Alfred Sanborn
Excavation Pit
Chester Turnpike, Tax Map 11, Lot 19
Discussion regarding Excavation Pit Restoration
Continued from February 19, 2014**

- Attorney Forbes sent an email requesting a continuance of this hearing until April 16, 2014. The Board did not have any issues regarding this request and understood the reasons for the request for a continuance.

Mr. Côté made a motion to grant the request to Continue the Public Hearing for Sanborn Excavation Pit, Tax Map 11, Lot 19 until the next Public Hearing which will be held on April 16, 2014. Mrs. Marzloff seconded the motion. All were in favor, the motion passed unanimously.

**Doug MacGuire on behalf of Elie Elchalfoun
New Sunset Realty, LLC
Re: Mega-X Mobil Gas Station on By Pass 28
903 Londonderry Turnpike, Tax Map 1, Lot 36-43**

Discuss Minor Site Plan

Mr. MacGuire sent an email to the Planning Board on behalf of the applicant, Elie Elchalfoun indicating that the applicant respectfully requests a continuance until the next Planning Board meeting scheduled for April 16, 2014. Mr. MacGuire indicated that over the last month they have updated the plans addressing Stantec's review comments and are working to complete the traffic study. Mr. MacGuire also indicated that they have encountered some delays due to DOT staff vacations.

Mr. Côté made a motion to Continue the Public Hearing for Mega-X Mobil Gas Station, Tax Map 1, Lot 36-43 until the next Public Hearing which will be held on April 16, 2014. Mrs. Marzloff seconded the motion. All were in favor, the motion passed unanimously.

OTHER

Mr. Poltak began by saying that Steve Grillo's term as alternate is up for reappointment. Mr. Poltak asked the Board members for a motion to reappoint Mr. Grillo as an Alternate for another term.

Mr. Côté moved to reappoint Steve Grillo as an Alternate of the Planning Board for another term. Mrs. Marzloff seconded the motion. All were in favor and Mr. Grillo was reappointed as an Alternate of the Planning Board for a term of three (3) years.

ELECTION OF OFFICERS

Mr. Poltak indicated that it was time for the Board to elect officers which occurs after town meeting. Mr. Poltak stated that he would be more than happy to continue as Chairman and that he has also spoken with Mr. Côté and that he is more than willing to continue as Vice-Chairman.

Mrs. Marzloff moved to nominate Ron Poltak as Chairman and to nominate Mr. Côté as Vice-Chairman. Ms. Woods seconded the motion. All were in favor and Mr. Poltak will remain as Chairman and Mr. Côté will remain as Vice-Chairman for a term of three (3) years.

OTHER BUSINESS

Mr. Poltak wanted to discuss conducting a workshop regarding the Tenn property off of Harvard Avenue also known as Mt. Miner. Discussion ensued with regard to holding a workshop to discuss with the Tenn's attorney what route to take with regard to rezoning the property to make it Residential One or Residential Two. Mr. Côté believed that it would have to be rezoned Residential One to coincide with the surrounding properties because changing it to Residential Two would be spot zoning and did not make any sense doing that. Mr. Poltak thought that they could possibly do a workshop the beginning of May.

Mr. Tillery wanted Mr. Côté to briefly explain to him what had transpired with the Tenn property. At this time, Mr. Côté gave the short version of what occurred with the Tenn property and how they obtained a court ruling allowing them to develop the Industrial property with residential housing. The court did not rezone the property but allowed the Tenn's to build residential in an Industrial zone.

Mr. Poltak and Mr. Côté did not see a reason why they could not hold a workshop with the Tenn's during one of the regular Planning Board meetings.

Mr. Poltak brought up the changes regarding "Signs" and talked about his attendance at a regional planning meeting of which Mr. Sullivan and Mr. Herman also attended. Mr. Poltak gave the Board members a brief overview of what occurred at the meeting.

At this time, an Auburn resident had a question regarding a zoning ordinance that had passed pertaining to the sale of vehicles on residential property and stated that the way she read it was that her daughter that lives with her would be unable to sell her car from the house if she wanted to. Mr. Côté explained that if she lived there and it was her permanent residence that no one would argue with that. Mr. Côté stated that what they were trying to prevent was having multi-family residences having four (4) or five (5) vehicles for sale at one time.

Kevin Dandrade spoke to the Board members about a possible subdivision plan located off of Pingree Hill Road that may be before the Board soon. Mr. Poltak informed Mr. Dandrade that he did receive his letter and that the Planning Board has not received anything before them at this time regarding this potential subdivision. Mr. Dandrade just wanted the Board to be aware of the potential impact to wetlands regarding this proposed subdivision. The Board is aware that there has been discussion between the Conservation Commission and Eric Mitchell regarding this piece of property and the development of this property but that nothing has come before the Planning Board at this time. The Board suggested that Mr. Dandrade watch the Planning Board Agenda schedule to see when they decide to come before the Planning Board for an informal. A brief discussion ensued between Mr. Dandrade and the Board members.

Mrs. Marzloff asked Mr. Dandrade if in his line of work that vernal pools have been relocated successfully. Mr. Dandrade believed that DES would better be able to answer that question. A brief discussion ensued with regard to moving a vernal pool. Again, the Board reiterated that they have not seen any proposals yet and suggested that everyone wait until something is presented to the Board.

Mr. Poltak asked everyone present if there was any new business. None were noted.

ADJOURN

Mr. Côté moved to adjourn the Hearing. Mrs. Marzloff seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:32 p.m.

The Planning Board will not be meeting next week. The next Planning Board meeting will take place on Wednesday, April 2, 2014 and will be held at the Town Hall, 47 Chester Road.