

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
August 21, 2019

Present: Ron Poltak, Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff, Tom Lacroix, Alternate. Keith Leclair, Selectmen's Representative. Minutes recorded by Denise Royce.

Absent: Steve Grillo, Vice-Chairman. Jess Edwards, Alternate.

Mr. Poltak asked a few people in the audience to introduce themselves. Bob Lamontagne of Lamontagne Builders and Joshua Manning of Lewis Builders. Mr. Joseph Falzone of 3 Ponds, LLC was also present.

Mr. Poltak called the meeting to order at 7:00pm and elevated Mr. Lacroix to full voting status in Mr. Grillo's absence. Mr. Poltak asked the Board members to introduce themselves. Mr. Poltak moved on to approval of the June 19th meeting minutes.

MINUTES

<p>Mr. Leclair moved to approve the minutes for June 19th, 2019, Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.</p>

GENERAL BUSINESS

Mr. Poltak moved on to the discussion of elderly housing first. Mr. Poltak asked the developers what they call it. Mr. Falzone commented that they call it over 55. Mr. Poltak commented that, the Board is in the midst of revising the elderly housing ordinance for the Town of Auburn. Mr. Poltak went on to say that, we have not had any development with regard to elderly housing in the Town of Auburn. Mr. Poltak stated that, he wanted an opportunity tonight to give those in the development community to share with the Planning Board their insight to help in writing the ordinance with what they have come across in developing an elderly ordinance. Basically, so they can share their thoughts with regard to elderly housing development and what draws them to their developments and what makes them work. Mr. Poltak said that, they would like to have an open discussion in this regard. Mr. Poltak asked Mr. Tatem if he had anything to add. Mr. Tatem stated that he has worked with a number of these developers that are present tonight and that they do good work.

With that said, Mr. Poltak asked Mr. Falzone to begin the discussion. Mr. Falzone began by saying that, what Mr. Tatem had explained it to him was that he had an ordinance that has not been utilized. Mr. Falzone commented that, in most cases if I go in and read the zoning ordinance and that I cannot understand it or he sees so many loopholes that he does not go into those towns. Mr. Falzone stated that he has a great relationship with the Planning Board in the community of Brentwood and has done the largest single-family subdivision of 83 homes since 2000. The Board will let the public speak and when the public speaks and tries to invent their own zoning and it's not the zoning that's in the ordinance then they are instructed to go to town meeting and change it. Mr. Falzone said that, he tends to gravitate to towns that has an ordinance that he can understand. Mr. Falzone stated that, Brentwood has a 5-page ordinance for Senior Housing that is easy to understand to allow you to do a good development. Mr. Falzone pointed out that, he has another 86-lot subdivision that now has about 50 homes in it. He bought the Sunnydale Golf Course in Somersworth, NH. It's a conventional subdivision and he has closed on 50 of them and there is only one child in the whole thing. It is mostly people who have sold their big homes and they are mostly one level homes. At this time, Mr. Falzone suggested that the Board briefly review the Brentwood ordinance for Senior Housing. Mr. Poltak asked Mr. Falzone if all of his developments were single-family homes. Mr. Falzone said yes and only one person has to be 55 years of age or older. Mr. Falzone went through some of the ordinance and stated that Brentwood has a really good ordinance and if one person in the household is deceased that the other person cannot be evicted if they marry someone that is younger than them. Brentwood has a good understandable ordinance that you can have a caretaker, which could be a relative or you could have anyone of any age to live with you if you are over 55 years of age. They limit the units to two-bedrooms so you know you're not getting a lot of people living in the house.

Mr. Falzone went through some of Brentwood's ordinance and also passed out copies of a subdivision in Brentwood called "The Villages at Three Ponds" of which all the units are fairly small with the average units being between 1,400 and 1,500 square feet per unit. Mr. Poltak asked if there was a maximum size. Mr. Falzone said no, that they are just limited to two bedrooms. The biggest one they have under contract right now is 2,100 square feet. Discussion ensued with regard to the amount of time grandkids and the like can stay overnight for visits. Mr. Falzone indicated that it was approximately 3 or 4 weeks at a time in Brentwood. At this time, Mr. Falzone went through the requirements for developing a lot in Brentwood for Senior Housing.

Mr. Falzone indicated that Brentwood does not have a cul de sac length and commented that he has 106 units on one entrance. He also mentioned that each unit was sprinkled. The road width is 24 feet and is built to town standards of which the town maintains the roads and they also have trash pick-up. Mr. Falzone also talked about the wetlands and stated that no one is throwing their grass clippings into the wetlands because it is all maintained by the association. Mr. Falzone went on to say that, they also mandate that there has to be a clubhouse and it has to be a size that fits in with the number of units.

Mr. Porter asked Mr. Falzone about changing it to 62 years of age and older. Mr. Falzone stated that he would not do a 62 and older because you have to keep in mind that you have to buy the land and permitting is a fortune. Mr. Falzone stated that he went from bituminous curbing to all granite and he did this because people were concerned about how much they would be paying to maintain this place in their condo fees. The average unit that they have going out now is \$450,000 and the condo fees are \$300 a month but the clubhouse alone is a big part of it but it's a place where people are going to gather.

Mr. Falzone suggested that the Board members go through the Brentwood Ordinance with regard to Senior Housing. Mr. Falzone indicated that he was speaking with someone from Bedford that he's been working with and he informed him that there were no Senior Housing in Auburn and he thought that was impossible and said that, there must be something wrong with the ordinance. Mr. Falzone did say that he had not read the Town of Auburn's Zoning Ordinance on Senior Housing yet but reiterated that he did like Brentwood's Ordinance because it was easy to understand.

In conclusion, Mr. Falzone commented that, this was basically it but if you make it too costly then people are going to want to skimp on what they produce. Mr. Falzone stated that the density thing was really important and that's what's going to drive them is how many units can they get.

Mr. Poltak wanted to remind the Board that he wanted an open conversation so if anyone had any questions to please feel free and that goes for the other developers as well. Mr. Poltak wanted everyone to engage in the conversation. With that said, Mr. Poltak had a few questions and began by saying that they were all single-family homes. Mr. Falzone stated that, except that, when he bought this, the people running the campground, she was 88 and the sister was 103 and they both lived alone and their daughter lived on the site and part of the purchase price was that, he was to give them a duplex because the daughter takes care of her mother so there is only one duplex and that was the trade-off. All the rest are all single-family homes and that he has eight (8) designs so that you're not going to get them all the same. A brief discussion ensued with regard to single-family homes and the age restriction being 55 and older as well as the covenants on the property that go along with the sale. Mr. Poltak asked about parking. Mr. Falzone said that they each have a two-car garage and two car parking in the driveway. Discussion ensued with regard to overflow parking with regard to visitors and parking of boats and RV's of which the development that Mr. Falzone is developing will have.

A brief discussion ensued with regard to HOA fees and how they are set. In the end, Mr. Falzone pointed out that, it could change as more units go in and even after they are complete and then the HOA itself takes over.

Mr. Rolfe asked if the town would be taking over the roads and maintaining and plowing the sidewalks. Mr. Falzone stated that they did not ask but that the HOA would take this over. Mr. Rolfe commented that, he would rather see this be private especially with the sidewalks and all the driveways. Mr. Falzone indicated that, this would be something that we would add into the Zoning Ordinance.

Mr. Poltak wanted to talk about the 20% FDIC requirement regarding general sales, and asked Mr. Falzone, if he was a 45-year-old widow with 2 kids would they sell to him. Mr. Falzone explained that it would depend if there were any deaths within the other units because they could possibly take up some of the 20% of that. Mr. Poltak talked about controlling the resale. Mr. Falzone indicated that it's all spelled out in the covenants. It was mentioned that, a lot of towns mandate that the development be private streets and not town roads and the people usually like it too as it slows down traffic. Mr. Rolfe liked that idea. Mr. Tatem commented that most towns have a road width of 24 feet in developments and named a few surrounding towns that go with a 24-foot road.

Discussion ensued with regard to age restrictions and it was noted by Mr. Falzone that they do say "no one under 18 years of age". Discussion moved on to the use of the clubhouse and pool and maintaining everything and how most clubhouses are not used very much and how it still needs to be maintained and heated. Mr. Poltak moved on to cost of developing these units. Mr. Falzone stated that it was dependent on location and having combined septic's as well. Mr. Poltak asked about the minimum size for the acreage for these types of developments to make it feasible. Mr. Falzone stated that, most towns require 20 acres or more for development. Mr. Falzone talked about building a small development and commented that it was like a ghost town there and they built a clubhouse and nobody uses it.

Mr. Falzone went through some of the things that are not allowed within the development such as birdbaths on the front lawn, unregistered cars and you can't park a camper in the driveway. Mr. Falzone indicated that, you basically have about 25 feet all around the house and putting up a fence would need to be submitted to the HOA for approval. The HOA cuts the grass, shovels the walkways and stairs and plow their driveway and if they want a garden in the backyard, they can do that as long as they don't put flamingo's in the garden. Mr. Poltak asked about the landscaping. Mr. Falzone said that they have their landscape guys out there and everything is sprinklered which is pulled from the pond.

Mr. Manning commented that, if the Board is worried about having too many kids in the development that it's not going to happen and gave an example of a project in Bedford that he did and he believes that there are only 4 kids in the development. Comment was made that; you don't get kids in small 1,400 to 1,500 square foot units that you get kids in 3 bedrooms with 2,500 square feet. Discussion ensued with regard to style of homes in these types of developments and it was noted that, most of them are single story homes or split-level type homes. All the homes have underground propane tanks and have A/C units, underground utilities and some come with generators.

Mr. Poltak thought that he might take a ride through a few of the developments mentioned above. Mr. Poltak asked the Board if they had any further questions or comments to add. Mrs. Marzloff asked Mr. Falzone if there are any town services. Mr. Falzone commented that, trash pick up was part of the town services and the water was coming from Rockingham which was an independent thing and he's paying market rate. Police and Fire are part of the taxes. Mr. Falzone wanted to add that, Brentwood has a \$6,500 impact fee that they deduct for senior housing so you don't pay the school portion so you

pay \$3,000 to \$3,200. Mr. Poltak asked about mail delivery. Mr. Falzone stated that they do the 16-gang mailbox which is located at the clubhouse.

In conclusion, Mr. Poltak stated that they are in the process for writing this ordinance and they would like to put a draft before each of the developers present tonight to see what they think and to get comments. Mr. Tatem asked each of the developers present tonight to leave their names and e-mails so they can get in touch with each of them and then he could distribute it to everyone.

Mr. Falzone mentioned that, if anyone wanted to stop by to let him know and he can get them into units to see what they are like. Mr. Poltak thanked each of them for their time and input and moved on to take a 5-minute break at this time.

The Board took a 5-minute break before moving on to the approval of the CIP.

The Board resumed the meeting at 8:10pm.

PUBLIC HEARING

Capital Improvement Plan 2020 to 2025 (CIP)

A discussion ensued on whether or not this needed to be a Public Hearing and it was noted that at the last meeting that Mr. Tatem did not recommend that the Board approve the CIP at the last meeting and suggested that the Planning Board hold a Public Hearing to look for any input from the public and then accept the CIP at the next meeting which is being held tonight.

Mr. Poltak opened up the meeting as a public hearing and turned the meeting over to Mr. Tatem. At this time, Mr. Tatem passed out copies of the corrected CIP to each of the Board Members and went through the corrections that were made after the Board went through it at the last meeting. The Board members followed through the list of changes with Mr. Tatem.

At this time, Mr. Villeneuve went through the renovations that are being done at the school and the cost savings that have occurred. Mr. Villeneuve talked about the baseball field and the cost and possibly putting this into the CIP and that they cannot update the CIP portion for the School until everything is complete. Mr. Villeneuve gave the Board members a synopsis of what has been done and is to be done at the school and the progress they have been making since inception.

Mr. Tatem moved on to discuss Table 3 “Summary of Projects Requested” spreadsheet on page #7 and if you look on page #6 which shows the “Priority System” as follows:

“U”	Urgent
“C”	Committed
“N”	Necessary
“D”	Desirable
“F”	Deferrable
“R”	Research
“I”	Inconsistent

Mr. DiPietro commented with regard to the school and believed that in 2013, there was a study done and there was some talk about the ventilation at the school and that there was definitely a need to work on the ventilation at the school as there were some health issue. Mr. DiPietro believed it was long overdue. Mr. Leclair asked Mr. Villeneuve if any of this is being accomplished at the time of the school renovations that are taking place as we speak. Mr. Villeneuve commented that it was on their wish list of dollars. Mr. DiPietro asked if it was a higher priority than the baseball field. Mr. Villeneuve said it was not because the number of dollars were different. A brief discussion ensued on whether it comes from the capital bond or the maintenance and operational budget.

At this time, Mr. Poltak believed what they would be doing now is, approving this as proposed and as amended and then Mr. Tatem would go back and finalize it and bring it upstairs. Mr. Tatem said yes. Mr. Leclair informed the Board that, they were still waiting to from the school so it would be pending the school review and did not believe that parks and recreation got back to them. Mr. Tatem believed that parks and recreation had changes and verified that they did not have anything new to submit. Mr. Villeneuve commented for the school that they approve their CIP in April and so they are working off of last year’s Capital Improvement Plan which for the most part was superseded by the renovation and addition. Mr. Leclair agreed that the school was in a unique position because of what’s going on. A discussion ensued with regard to parks and recreation. Mr. Tatem indicated that, he knew Mr. Herman sent this out to all the department heads. Mr. Leclair just noted that, there was not a response from parks and recreation in his packet.

In the end, Mr. Poltak did not believe it would be a problem to approve this at the next Planning Board meeting in order to obtain information from both departments because we are not under a time constraint. Mr. Leclair believed that parks and recreation met tonight so it may be beneficial to wait to hear from them. It was noted that, Mrs. Rousseau would inform Mrs. Lachance of the request from the Board with regard to the Capital Improvement Plan (CIP). Mrs. Rousseau so noted the request.

Mr. Poltak stated that they would just approve the CIP at the next meeting which is scheduled for Wednesday, September 4th. Mr. Tatem added that he would speak with Mr. Herman to make sure that, in the future, they receive all the requests from each department head whether or not they have anything to add.

Mr. Poltak again reiterated that they would approve this at their next scheduled Planning Board meeting. Mr. Poltak asked Mr. Tatem if there were on the right timetable for writing the elderly ordinance in time for town meeting. Mr. Tatem said yes. Mr. Poltak indicated that, they have a committee of three (3) and they would like to get a draft to the full board at some point. Mr. Tatem asked when the document needed to be approved and voted on and submitted in order to be on the docket. It was noted that it would have to have a Public Hearing in January. Mr. Poltak also stated that they would like to reinstate the rewritten Cluster Ordinance. At this time, a brief discussion ensued with regard to reinstating the Cluster Ordinance.

Discussion moved on to where in town would we allow the Senior Housing developments. Mrs. Marzloff pointed out that, the Town of Auburn screens different uses when they are adjacent to each other. If you're going to do single-family units or even duplexes then you probably don't need to screen. If you're going to do multi-story multi-unit buildings, she would question if they need to screen from the other uses in the town. Mr. Poltak pointed out that, the Town of Auburn has a limitation to building height of three-stories. Mr. Tatem suggested that, these items be placed on the next agenda to talk about it and then they can start a list and then they can put something together.

Mr. Poltak thanked everyone for their time and input tonight and asked for a motion to adjourn.

OTHER BUSINESS

None noted.

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 9:01p.m.
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The next Planning Board meeting will be held on Wednesday, September 4th, 2019 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.