

**UNAPPROVED MINUTES**  
**Town of Auburn**  
**Planning Board**  
**PUBLIC HEARING**  
**September 18, 2019**

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

**Absent:** Jess Edwards, Alternate.

Mr. Poltak called the meeting to order at 7:03pm. Mr. Poltak moved on to approval of the September 4<sup>th</sup> meeting minutes.

**MINUTES**

**Mr. Porter moved to approve the minutes for September 4<sup>th</sup>, 2019, with the one minor change to be made. Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.**

**GENERAL BUSINESS**

**JEMCO Builders**  
**Long Pond – Juniper Circle, Tax Map 8, Lot 25**  
**Request 3 Additional Building Permits**

Mr. Poltak began by reading the letter from JEMCO Builders requesting 3 Additional Building Permits as they have used up their 7 Building Permits granted. Mr. Poltak went on to explain that, with their 3% which equals 65 permits available and that Mrs. Rouleau-Cote has only issued 20 permits to date so they are way under their ceiling. A brief discussion ensued with regard to the request for more permits. Mr. Poltak informed the Board that, in our regulations that we only allow 7 Building Permits per developer and then in September they can come back and ask for additional permits. Mr. Poltak asked the Board members if they had any questions.

**Mr. Grillo made a motion to grant 3 additional building permits to JEMCO Properties, LLC. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously.**

At this time, Mr. Poltak moved on to the Public Hearing for Robert & Brenda Sanborn for a one lot subdivision and lot line adjustment.

## **PUBLIC HEARING**

**Eric C. Mitchell & Associates, LLC  
Robert & Brenda Sanborn  
515 Dearborn Road, Tax Map 11, Lots 19 & 19-3  
Minor Subdivision (1 new lot) & LLA  
Zoned Rural**

At this time, Mr. Mitchell indicated that Mr. Sanborn was going to be coming to the meeting. Mr. Mitchell began by passing out revised copies of the plan as there were corrections made. Mr. Mitchell moved on to explain the location of the property and what they were proposing to do by subdividing off one lot from the 8.478-acre lot. Mr. Mitchell explained that, the property was located in two towns and noted the lot numbers which were Lots 19 and 19-3. The lot line adjustment is to swap some land back and forth and to allow a 2.03-acre lot to be combined with lot 19 which will now have frontage on Dearborn Road. Mr. Mitchell further explained that back in 1990, there was a three (3) acre lot that was cut out and that it was voluntarily merged just a few years ago as it was never built upon. Mr. Mitchell pointed out that the lines have changed a bit because they wanted to allow frontage on Dearborn Road to access the 175-acre parcel which was lot #19. Mr. Mitchell informed the Board members that, someone from his office was at the Candia Planning Board meeting tonight as well and that they had the mylar with them in the event that everything was approved that they could have it signed by the Candia Planning Board tonight.

Mr. Mitchell went on to say that, they do have State Subdivision approval for #19-2 again and also for the Lot #19-3 being less than 5 acres. Mr. Mitchell believed that they have done everything they needed to do with regard to the subdivision and if the Board had any questions that he would be happy to answer them at this time.

Mr. Poltak asked the Board members if they had any questions. Mrs. Marzloff had a question regarding Sheet #2 which shows the back lot as #19-3 and believed it was #19. Mr. Mitchell stated that they did change it on the new sheet that was distributed. A brief discussion ensued with a few of the lots that own property in both Candia and in Auburn. The information on the plan was correct.

Mr. Grillo asked Mr. Mitchell if the property that is being added to the back land to allow access from Dearborn Road had any wetlands on it. Mr. Mitchell said that there were no wetlands on that 2-acre parcel being added to Lot #19. Mr. Mitchell also directed Mr. Grillo to Sheet #3 which shows the topography with no wetlands. Mr. Grillo thanked Mr. Mitchell for his explanation.

Mr. Poltak commented to Mr. Mitchell that, basically, the Sanborn's were creating one building lot for a little over 3 acres and potential access for the 175 acres remaining in the back and believed it was pretty straight forward. Mr. Mitchell said yes.

Mr. Poltak asked if there were any further questions from the Board. None were noted. Mr. Poltak moved on to asked abutters if they had any questions. Ms. Geraldine Silva commented that she was just here for support. Ms. Kathleen Doyle of Grove Court asked about the 2 acres that was being added to Lot #19 and if there were any plans to develop that any further. Mr. Mitchell said no. A brief discussion ensued if the entrance was paved. It was noted that it was not paved and believed to be grass. Mr. McHugh of Hook Road asked about the blue flags and random markings that were located on the property behind him. Mr. Mitchell stated that they did not mark out there but that someone had gone out to mark the wetlands.

Mr. Poltak asked if there were any further questions. None were noted. Mr. Poltak believed this was straight forward and that they would need to accept the application and approve the one lot subdivision and lot line adjustment.

**Mr. Porter made a motion to accept the application as complete for Tax Map 11, Lots 19 and 19-3 for Robert and Brenda Sanborn. Mr. Rolfe seconded the motion. All were in favor, the motion passed unanimously.**

Mr. Poltak moved on to request a motion for approval of the application for One Lot Subdivision and LLA.

**Mr. Grillo made a motion to approve the Lot Line Adjustment and One Lot Subdivision plan for Tax Map 11, Lots 19 and 19-3 for Robert and Brenda Sanborn. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously.**

Mr. Poltak thanked everyone and Mr. Mitchell thanked the Board and exited the meeting.

## **OTHER BUSINESS**

A few residents of Wethersfield Subdivision were present tonight regarding the speed limit within the Wethersfield Subdivision. They were informed that they were at the wrong meeting and that they should be speaking with the Highway Safety Committee which were meeting at the Safety Complex. The discussion ended.

Mr. Poltak went over a few topics of interest with the Board members with regard to the following:

- Liberty Woods Update
- Senior Housing/Elderly Housing
- Village District
- Sign Ordinance
- Wetland Buffers and Conservation Commission
- Planning and Zoning Budget 2020
  - Elderly Ordinance
  - Lighting Ordinance
  - Subdivision Regulations – Staging Areas

- Cluster Ordinance that passed at the last election and was voted in by the Town but was removed because the Petition superseded the rewrite.
- Conservation Commission and Manchester Water Works (Trails & Conservation Easements) tying into the trail system

At this time, Mr. Poltak asked if there were any other issues that needed to be discussed tonight. None were noted. Ms. Royce gave the Board a heads up on the next Planning Board Agenda for Wednesday, October 2<sup>nd</sup>.

In conclusion, Mr. Poltak stated that if there was no new business or old business to discuss that he would therefore ask for a motion to adjourn.

### **ADJOURN**

<b>Mr. Porter moved to adjourn the Hearing. Mr. Grillo seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:59p.m.</b>
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***The next Planning Board meeting will be held on Wednesday, October 2<sup>nd</sup>, 2019 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.***