

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
October 2, 2019

Present: Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff, Tom Lacroix & Jess Edwards (7:21pm), Alternates. Keith Leclair, Selectmen's Representative. Minutes recorded by Denise Royce.

Absent: None.

Mr. Poltak called the meeting to order at 7:00pm. Mr. Poltak moved on to approval of the September 18th meeting minutes.

MINUTES

Mr. Porter moved to approve the minutes for September 18th, 2019 as written. Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.

At this time, Mr. Poltak moved on to discuss the Excavation Pit renewal.

GENERAL BUSINESS

Excavation Pit Renewals:

Paul Garabedian – 7:00pm Tax Map 11, Lot 50
Dana Carlucci –Tax Map 2, Lot 25 (Not Renewing)

Mr. Poltak began by saying that there was a time when we had four or five excavation pits and now were down to two and one is withdrawing. Mr. Poltak moved on to say that, the Garabedians would like to renew their excavation pit permit and did not believe that anything was taken out of there but it was still there.

Mr. Poltak went on to say that, Carlucci does not wish to renew their excavation pit permit and therefore we will need a motion to recognize that the gravel pit will no longer be active. Mr. Porter recalled that the Carlucci pit was to be fully restored once they were complete and asked if it had been done. Mr. Poltak stated that it was basically non-existent as they have not done anything. Mr. Poltak went on to say that it was very small and it's probably all grown in by now. A brief discussion ensued with regard to the Carlucci pit. Ms. Royce will research the minutes to see what had been discussed at the last meeting with regard to the Carlucci excavation pit.

With that said, Mr. Poltak asked for a motion to extend the excavation pit permit for Garabedian and then have a motion with condition on the closure of the Carlucci excavation pit.

Mr. Rolfe made a motion to extend the Excavation Pit Permit for Garabedian, Tax Map 11, Lot 50. Mr. Grillo seconded the motion. All were in favor, the motion passed unanimously.

Mr. Grillo made a motion to not renew the Excavation Pit Permit for Carlucci relative to closure and action of past, Tax Map 2, Lot 25. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously and the Carlucci Excavation Pit was not renewed.

Mr. Porter indicated that he would take a look at the Carlucci property to see what condition the closed pit looked like. Mr. Poltak agreed and moved on to the next item on the agenda.

Joseph Nusbaum

**181 Pingree Hill Road, Tax Map 5, Lot 42
Septic Replacement – Waiver Requested**

Mr. Poltak asked the applicant to give a quick overview of what is to occur. The septic installer began by saying that he had a plan to show the Board for them to see where the new location would be. Mr. Poltak indicated that, Stantec has reviewed it and approved it and that the Building Inspector has also looked at it as well. Mr. Poltak explained that, the issue was that it was not going to be 125-feet from a dug well where town requirements are 125-feet and the state requirement is 75-feet which they meet. The installer indicated that there is a failed system that is now 50-feet from the existing dug well and that the tank is 50-feet from the house. They are proposing to put a new tank 75-feet from the well and that the septic system is not 125-feet from the well and that he drew both radiuses on there. To put it 125-feet away puts it closer to a wetland and that the system would not be gravity fed. A brief discussion ensued with regard to the septic system.

In conclusion, Mr. Poltak pointed out that, our ordinance requires 125-feet and distance from the well to the system that the state requires 75-feet and that by town regulations that the Planning Board needs to grant a waiver to install the system 75-feet from a dug well. Mr. Poltak believed that this would be better than what is existing now. Mr. Poltak asked the Board if they had any questions for the applicant. None were noted. Mr. Poltak asked for a motion.

Mr. Grillo made a motion to approve a waiver for Tax Map 5, Lot 42, 181 Pingree Hill Road to reduce the radius from 125-feet to approximately 75-feet to a dug well. Mr. Rolfe seconded the motion. All were in favor, the motion passed unanimously.

Mr. Poltak thanked the applicant and the applicant also thanked the Board and exited the meeting.

Jon Kygeris
99 Hooksett Road, Tax Map 10, Lot 36
Discuss sign at Auburn Tavern

Mr. Kygeris was not present at tonight's meeting and therefore no further discussion ensued with regard to the Auburn Tavern sign.

C-Squared/Dan Adams
65 Dartmouth Drive, Tax Map 6, Lot 18-5
Discuss Lighting Design/As-Built Conditions

Ms. Jennifer Caron, CFO of C-Squared located on Dartmouth Drive began by saying that an issue came up yesterday regarding the lighting. Ms. Caron indicated that they have more lights with lower wattage and explained that they had a problem with their previous contractor and therefore did not have a contractor for a while. Ms. Caron explained that, where that came up was that there were some security issues that were brought up and because they have three (3) shifts that we needed enough lighting for the people to come in and out. They ended up going with the lighting that was on the original building. Ms. Caron pointed out that, they are looking for a Certificate of Occupancy at the end of next week and they just found out yesterday that, Mr. Tatem is looking for them to do a new photometric design so what they are requesting is that they are looking at putting this on the As-Built as opposed to a new photometric design. Ms. Caron indicated that, the reason they are requesting that is because the changes are small changes and they would be able to get As-Built designs by the end of next week but they would not be able to get the photometric design by the end of next week because that is sent out but the As-Built is done in-house.

At this time, Mr. Adams showed the Board members photos of the building in question along with the other existing building that has been there for quite some time. Mr. Adams indicated that, you don't see the building from the road unless your past the building going up Dartmouth Drive. Mr. Adams explained the building and location on a plan to the Board members. Mr. Adams stated that, there are 50-watt light fixtures with 11 wall packs with four (4) on the front of the building, four (4) on another façade, one on the back and two (2) on the other façade where the truck dock is located. Mr. Adams also showed the Board that they were the same lighting fixtures that are on the existing building. The request that came up was to prepare a new lighting design because the lighting design was somewhat different than what the original design had. Timeframe wise and the location of the building that it just seems that it would be a huge expense for something that is not really necessary and they can certainly note it on the As-Built plans where the fixtures are and that the parking lot lights are laid out in the same fashion. The hope is that, the Board could take a look at it and given that where this building is located and that there are no residential abutters nearby and didn't believe anyone would see the lights other than the surgery center next door. Mr. Poltak asked if the lights on the new building were the same lights that were on the other building. Mr. Adams stated that they were very similar and stated that he believed that the lights on the existing building were an HID and the new ones are LED and the new ones are a slightly lower wattage and that is why they put more of them and they put in a 50-watt bulb so these don't shed as far

but they will light up the ground. Mr. Rolfe asked if they would be running three (3) shifts so people will be coming in and out of there. Mr. Adams said yes and that there are cameras all around the building and that it was a high security building with card access into the building so the lighting is important.

Mr. Poltak asked the Board members if they had any questions. Mr. Porter commented that he would've liked to see pictures with the night lighting to see the lumens and believed that it would be fine and that 50-watt LED's were substantial and talked about the ambulatory building. Mr. Adams suggested that the Board members drive by as he believed that the ambulatory building was a lot brighter than their building. A brief discussion ensued with regard to the lighting.

Mr. Poltak asked what was the pleasure of the Board. Mr. Leclair commented that, it would make sense to make it conditional in case something came back and pointed out that it was sight unseen and if there was a complaint down the road that they could readdress it. Mr. Poltak asked if they were on now. Mr. Adams stated that they were on tonight. Mr. Poltak stated that, why don't they do that, why don't they approve it conditionally and that way they can take a look and that the Board may call them to come back before the Board and they could say turn it down from 50-watts to something less. Mr. Adams stated that they can see what they can do and will find some way to make the Board happy as they are trying not to go back through the design process.

Mr. Grillo asked Mr. Poltak, are we granting a waiver to the photometric lighting plan. Mr. Poltak explained what had occurred that when C-Squared came in with Phase I and Phase II that we did not know when Phase II was going to happen. Phase I was done some time ago and it had Phase II on it as well. They moved on to Phase II but in constructing Phase II there were variances between site plans for what actually is in place now so that is why they have to go the As-Built way. The site plan has to be amended in accordance with what actually has occurred on the site in Phase II. Mr. Poltak went on to answer Mr. Grillo's question that, what they would be doing is approving the lighting plan as it currently exists on Phase II conditionally upon taking a view making sure there are no exceptions taken by any member of the Board to what's there currently. There is a lighting plan on the original site plan. Mr. Adams indicated that there were some modifications made. In conclusion, Mr. Poltak stated that, what they would be doing is making a motion to approve the lighting plan As-Built.

Mr. Grillo asked Mr. Adams, how many wall packs are there on the building. Mr. Adams stated 11 wall packs total that are 50-watts each.

Mr. Grillo made a motion to approve the lighting plan As-Built with 11 50-watt wall packs conditioned upon review by the Planning Board for 65 Dartmouth Drive, Tax Map 6, Lot 18-5. Mr. Rolfe seconded the motion. All were in favor, the motion passed unanimously.

At this time, Mr. Poltak thanked Mr. Adams and Mr. Adams thanked the Board for their time as well.

OTHER BUSINESS

Mr. Villeneuve, owner of Auburn Tavern wanted to discuss the sign currently in place at his establishment located on Hooksett Road. Mr. Poltak explained that, there was a gentleman who lives on Hooksett Road across from the Historical Association that has taken exception to the sign located at the Auburn Tavern. Mr. Poltak stated that, they need to update the sign ordinance and that they will be updating the lighting ordinance shortly. Mr. Poltak read a section of the Zoning Ordinance that defines "Changeable Copy Sign" which includes "reader board" and then in the prohibited signs section it mentions "Electronic Reader Boards" which should not have been the case. Basically, all the Auburn Tavern did was change it from a sign that you go out and change the letters to a sign that you do it now from a computer. Mr. Poltak added that the ones that should be listed as illegal should be the signs that are scrolling. With that said, Mr. Poltak indicated that the sign ordinance was in tough shape and needed to be overhauled.

Mr. Poltak moved on to inform the Board members that he met with the Board of Selectmen on Monday and that he highlighted for them the areas that the Board will be working on with regard to Elderly Housing, Lighting Ordinance and the Sign Ordinance. With that said, the budget got approved and they will be updating the ordinance and things are in good shape.

Mr. Poltak asked Mr. Villeneuve if he wanted to bring up anything else but believed it was a moot point. Mr. Villeneuve wanted to mention that, he had discussions with Mrs. Rouleau-Cote, Building Inspector with regard to the sign and he followed all the rules and he made sure it was not scrolling. Mr. Grillo commented that, if he wasn't here to voice a complaint that there was nothing that they had to do. Mr. Poltak said correct. Mr. Villeneuve pointed out that, the person would have to go to the Zoning Board of Adjustment and not the Planning Board because it's already been approved by the Building Inspector. Mr. Leclair also commented that, the gas station would have to turn off their \$2.39 sign which was not realistic. A brief discussion went on with regard to the Town of Auburn's Zoning Ordinance.

Mr. Edwards wanted to talk about the Housing Appeals Board (Chapter 679), a copy of this can be found at the town hall. Mr. Edwards explained the appeal process. A brief discussion ensued with regard to HB4.

In conclusion, Mr. Poltak asked for a motion to adjourn.

ADJOURN

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 7:52p.m.

The next Planning Board meeting will be held on Wednesday, October 2nd, 2019 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.