

UNAPPROVED MINUTES

Town of Auburn Planning Board PUBLIC HEARING June 17, 2015

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

Absent: None

Mr. Poltak called the meeting to order at 7:01 p.m. and introduced the Board members to those present.

MINUTES

Ms. Woods moved to accept the minutes of June 3rd, 2015; Mrs. Marzloff seconded the motion. A vote was taken; all were in favor with Mr. Côté abstaining, the motion passed.

GENERAL BUSINESS

Informal – Nancy Mayland
Griffin Library, Tax Map 26, Lot 9
Discuss expanding parking

Nancy Mayland began by saying that the library has very little parking and that they were looking at expanding the parking for the Griffin Library. Mrs. Mayland showed a plan to the Planning Board members which showed what is currently there. Mrs. Mayland pointed out where they proposed to expand the parking with approximately four (4) more parking spaces. Mrs. Mayland further indicated that they are also proposing on moving a shed to another location. Mrs. Mayland also indicated that they have spoken with Dan Tatem of Stantec and that he did not see any problem with what they were proposing. The Board and Mrs. Mayland talked about the storage shed and leach field. Mr. Côté did not believe they would have enough room to turn around and also pointed out that the location was within the Shoreland Protection and suggested that Mrs. Mayland speak with the State of New Hampshire for permission. Mr. Côté pointed out that they would be adding more impervious within the Shoreland Protection area. Mr. Côté informed Mrs. Mayland that they were not supposed to add impervious without ensuring that they would not increase the runoff of the property. Mr. Côté added that post development runoff should not exceed pre-development runoff. The Board suggested to Mrs. Mayland that she meet with Ms. Royce and that she would walk her though it.

The Board asked about hours of operation. Mrs. Mayland indicated that they were open one evening until 8:00pm which was on Wednesday but that the rest of the time they were open until 5:00pm. Mr. Poltak believed it was feasible and that Mrs. Mayland work with Ms. Royce and that she obtains a plan to scale and that they would help out the process. Mrs. Mayland thanked the Board for her time and the discussion ended.

Informal – Michael Proulx
114 Raymond Road, Tax Map 7, Lot 6-8
Zoned Commercial Two/Village District

Mr. Proulx began by saying that they were proposing to open “Massabesic Canoe and Kayak” which would be a rental canoe and kayak shop. At this time, the Board reviewed the tax map where the property was located. Mr. Proulx talked about the canoe and kayak business and that they would be doing most of the parking in the driveway and asked if they could park along the street. The Board members asked about parking. Mrs. Marzloff asked if Mr. Proulx would be able to use the boat launch. The Board all agreed that Mr. Proulx would be able to use the boat launch because it was a public boat launch.

At this time, Mr. Proulx went on to stated that they would have single person kayaks, fishing single person kayaks, tandem kayaks and also canoes. Mr. Côté asked Mr. Proulx if there was a way that they could make the driveway a horseshoe driveway to eliminate the chance of someone backing out onto Raymond Road. Mr. Proulx talked about the field and that people park alongside the road already and asked if it would be possible for people to park alongside the road because there was enough room for someone to pull off the roadway. Ms. Woods talked about the horseshoe driveway. Mr. Proulx stated that it would not be feasible this year.

Mr. Poltak asked when they would be coming before the Board for a Public Hearing. Mr. Proulx indicated that they would like to come back for July 8th. Mr. Poltak asked about the hours of operation. Mr. Proulx stated that it would be Monday through Sunday 8:00am to 8:00pm. The people would be picking up the kayaks or Mr. Proulx also informed the Board that he has a trailer that he could bring the kayaks down to the lake for them.

The Board asked about storing the kayaks and canoes and how many would they have. Mr. Proulx indicated that all the kayaks and canoes would be stored indoors and that they would have a total of 11 which consists of two (2) canoes, three (3) tandem kayaks, two (2) fishing kayaks and four (4) single person kayaks. Mr. Proulx indicated that he would be using one of the bays in his garage to store the kayaks and canoes. Mr. Côté believed that Mr. Proulx was talking about 11 kayaks which would not be a large number of cars coming and going.

Mrs. Marzloff stated that her only concern was regarding parking and that she did not want to approve street side parking when they were trying to enforce street side parking across the street. Mr. Proulx stated that he would like to put down crushed stone so that people could park there. Mr. Côté talked about the maximum width of a driveway which was believed to be 20 feet.

Mr. Poltak asked Mr. Proulx if this business becomes a hit what would be his anticipated maximum exposure and commitment to the business because they would be permitting something that was permissible. Mr. Côté basically stated that they did not want him to have 75 kayaks. Mr. Proulx stated that he did not see that because it was just a supplemental income to allow his wife to stay home with the baby. Mr. Proulx stated that at max that he would like to possibly have another 11 canoes next year and that would be it. Mr. Poltak stated that if they permit this and that they put a maximum limit of 25 canoes/kayaks that they would not have a problem with that. Mr. Proulx stated that they would not have a problem with that.

Ms. Woods asked Mr. Proulx that she saw that they would be donating a percentage to Massabesic. Mr. Proulx said yes, that he plans on donating \$1.00 per rental towards education and outdoors. Ms. Woods thought that was great.

Mr. Côté pointed out to Mr. Proulx that he would have to get a drawing to scale showing the edge of pavement for the road and the intersection is across the street. Also, hours of operation, number of kayaks/canoes, number of parking spaces and draw them to scale. Mr. Proulx also pointed out that there is another driveway with a garage under on the other side.

The Board members all agreed that what Mr. Proulx was proposing seemed reasonable and feasible. Mr. Poltak reiterated to Mr. Proulx to draw it to scale and move forward and believed it was pretty simple. Mr. Côté thought it was a good business plan and fits in with the town. Ms. Woods also agreed.

PUBLIC HEARING

**John Gianitsopoulos
Patty and Sheila, LLC
346 Hooksett Road, Tax Map 31, Lot 11
Minor Site Plan Review (Restaurant Lighting)
Continued from May 20, 2015**

Mr. Poltak informed everyone present tonight that there was some confusion on the applicant's part and that they have asked for a continuance. Mr. Poltak reminded the Board members of what had transpired at the Public Hearing on May 20th where the Board requested a lighting plan and that they would come back before the Planning Board. At this time, Mr. Poltak read an e-mail from Mr. Scammon explaining the

confusion. Mr. Poltak pointed out that in the minutes in bold letters within a bold box that *"Mr. Côté made a motion to continue the Public Hearing for the Lighting Plan to the next Planning Board meeting which will be held on June 17, 2015, Ms. Woods second the motion. All were in favor and the motion passed unanimously."* Mr. Poltak did not know what minutes they went back to because it was in the minutes of May 20, 2015. Mr. Poltak indicated that they were supposed to be back before the Board tonight with a lighting plan and asked the Board what they would like to do.

Mr. Côté made a motion to Continue the Public Hearing until July 22nd, 2015; Ms. Woods seconded the motion. All were in favor, the motion passed unanimously.

Michael Cleary
21 Bunker Hill Road, Tax Map 7, Lot 10-1
Minor Site Plan Amendment

Mr. Cleary indicated that he was looking to put on an addition to the backside of his shop to house a spray booth. Mr. Cleary indicated that he was before the Board about three (3) years ago to add a spray booth. Mr. Poltak asked about the spray booth. Mr. Cleary stated that it was 44 feet by 16 feet truck spray booth with a fire suppression system. Mr. Poltak asked if this was what the Board approved the last time around. Mr. Cleary said yes.

Mr. Poltak asked the Board members if there were any questions. Mrs. Marzloff believed it was a grandfathered use but wanted to know if the expansion was permitted under the grandfathered use. Mr. Côté asked what the zoning was in that area. Ms. Royce informed the Board that the property was located in the Commercial Two zone. Mr. Côté noted that it was an allowed use in the zone and informed Mr. Cleary that they would need to see it drawn to scale. Mr. Cleary understood what Mr. Côté was asking. Mr. Poltak asked Mr. Cleary if there would be more vehicles coming on site. Mr. Cleary indicated that he would not be hiring anymore people and that the addition would make it more efficient and that he is busy enough as it is. Discussion ensued with regard to the addition and if it would be constructed the same as the last one. Mr. Cleary said yes. Mr. Côté's comment was that he wanted to see it drawn to scale. Mr. Cleary understood.

Mr. Poltak asked the Board members if they had any further questions. Ms. Woods asked if the hours of operation would be changing. Mr. Cleary said no.

Mr. Poltak asked if there were any abutters present. Mr. Pahigian stated that he lives across the street from Mr. Cleary and that he had no problem with what he was proposing. Mr. Côté did not see an issue with what Mr. Cleary was proposing because there were 25 acres and its way off the road.

Ms. Woods believed it was pretty straight forward and suggested that he include the hours of operation on the plan.

The Board discussed whether or not there was ever a site plan recorded at the Registry of Deeds and asked Ms. Royce to look into it prior to the next meeting. Ms. Royce agreed.

Mr. Côté made a motion to accept the application for minor site plan, Tax Map 7, Lot 10-1; Mrs. Marzloff seconded the motion. All were in favor, the motion passed unanimously.

Mr. Côté made a motion to Continue the Public Hearing until July 22nd, 2015; Mrs. Marzloff seconded the motion. All were in favor, the motion passed unanimously.

**Donald & Alisha St. Pierre
28 Copley Court, Tax Map 8, Lot 29-13
Minor Subdivision Amendment**

Mrs. St. Pierre began by explaining to the Board that they were looking to install an inground pool. Mrs. St. Pierre stated that they purchased the home in August 2013 and that during search for a home they were looking at homes that they could install an inground pool and unfortunately they listened to what the builder told them which was that this lot could accommodate an Olympic size pool. Mrs. St. Pierre stated that they were also informed that someone from the town had come out to the property and that it would not be a problem to install an Olympic size pool. Mr. Côté asked Mrs. St. Pierre who had told her that someone from the town came out. Mrs. St. Pierre stated that Keith Martel had told them that and that they specifically installed the septic and leach field in the front of the house to accommodate them putting in an Olympic size pool on the side of the home. Mrs. St. Pierre pointed out that everyone else's septic and leach fields are located in the back of the homes on Copley Court and that he had specifically placed the septic and leach field in the front of this lot to allow them to later put in a pool. Mrs. St. Pierre stated that, last year they had obtained a few quotes to install a pool and put it off a year and so this year they started the process again. Mrs. St. Pierre explained to the Board members that it wasn't until the contractor went in to pull the permit that they were advised about the cluster buffer. Mrs. St. Pierre informed the Board members that they would not be disturbing any trees and showed the Board members an aerial view of the property and where the pool would be installed along with a fence. Mr. Poltak asked Mrs. St. Pierre where they were in the process currently. Mrs. St. Pierre stated that they have obtained an equity loan and that they had met with the pool company. Mrs. St. Pierre stated that she was familiar with the wetland buffer but was unfamiliar with the cluster buffer. At this time, the Board members reviewed the proposed plan showing the location of the pool and pool apron. Mrs. Phillips asked Mrs. St. Pierre why they couldn't cut the pool apron down a bit. Mrs. St. Pierre indicated that it was to allow seating for the kids and to have patio furniture. Ms. Woods stated that she may need to reduce the pool apron to get it out of the buffer. Discussion ensued with regard to encroachment into the cluster buffer. Mr. Côté explained why the cluster buffer was put in place was to protect the existing abutting properties. Mr. Côté pointed

out that the cluster buffer could be at a minimum of 100 feet and a maximum of 250 feet and was concerned with the request to reduce the cluster buffer and that this buffer was already at a minimum of 100 feet. Ms. Woods also agreed with Mr. Côté and stated that it was unsettling to have to deal with this when the builder is selling something that was not correct and understood that it was not the Planning Board's fault.

Mr. Poltak asked if there were any abutters present. Ms. Ingrid Ouellette on Dearborn Road was unsure where this was located. At this time, Ms. Ouellette reviewed the proposed plan that was before the Planning Board. Mr. Côté believed it should be minimal impact. Mr. Poltak believed that encroaching 30 feet into the cluster buffer was far too much so minimizing the disruption into the 100 foot cluster buffer where 10 or 12 feet would be reasonable. Mr. Poltak also believed that when you get to encroaching 30 feet and it's all about paving that they should look at moving it more to the front. The Board discussed the fact that they would not have a problem with encroaching into the cluster buffer 10 or 12 feet but anything more was unacceptable. Mr. Côté measured the distance from the leach field to the pool was 39 feet currently so that they could move it up a few feet to have the pool totally out of the buffer and that they would have to cut down part of the pool apron. The Board all agreed that it would have to be reworked to make it fit to minimize the intrusion into the buffer to 10 or 12 feet at the most. Mrs. St. Pierre asked if it would have to include the fencing as well. The Board said yes. Ms. Woods asked Mrs. St. Pierre if she would like a continuance until July 8th. Mrs. St. Pierre said yes.

Ms. Woods made a motion to continue the Public Hearing until July 8th, 2015 for 28 Copley Court, Tax Map 8, Lot 29-13; Mrs. Phillips seconded the motion. All were in favor, the motion passed unanimously.

ANNOUNCEMENTS/CORRESPONDENCE

➤ None were reviewed at this time.

OTHER

None.

ADJOURN

Mrs. Marzloff moved to adjourn the Hearing. Ms. Woods seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:02 p.m.

The next Planning Board meeting will take place on Wednesday, July 8th, 2015 and will be held at the Town Hall, 47 Chester Road.