

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
ZONING ORDINANCE MEETING
January 25, 2016

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

Absent: Ron Poltak, Chairman,

Mr. Côté informed everyone present that Mr. Poltak was not present tonight and therefore he would be chairing the meeting and called the meeting to order at 7:02 p.m. Mr. Côté introduced the Board Members to everyone present at tonight's meeting.

Mr. Côté stated that he would basically be going through the five (5) Warrant Articles and would be taking them up one at a time and that he would then entertain a motion to post that Warrant Article and would then entertain a motion to either recommend or not recommend the Warrant Article and began reading the proposed zoning amendments aloud as follows.

PUBLIC HEARING

Proposed amendments include:

Proposed Amendment No. 1: Amend the Auburn Zoning Ordinance to make changes to the cluster development provisions set forth in Article 7 of the Zoning Ordinance. A copy of the full text of the proposed changes is posted and available for review at the Auburn Town Offices.

[NOTE: This amendment would affect substantive changes to the cluster development provisions of the Zoning Ordinance, including but not limited to the required minimum and maximum lot sizes permitted in a cluster development, the calculation of the maximum number of dwelling units permitted in a cluster development, open space requirements, and roadway construction within a cluster development. A copy of the text of the proposed amendment is available for review at the Auburn Town Offices and is posted with the text of the proposed amendments at the Auburn Town Offices.]

Mr. Côté read the proposed amendment and asked the Board members for a vote to post Amendment No. 1 for the ballot.

Mrs. Marzloff moved to post Amendment No. 1 to Zoning Ordinance as amended. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Côté asked the Board members for a vote to recommend or not recommend Amendment No. 1.

Mr. Tillery moved to recommend Amendment No. 1 to Zoning Ordinance as amended and recommended by the Planning Board. Mrs. Marzloff seconded the motion. A vote was taken; all were in favor, the motion passed.

Proposed Amendment No. 2: Amend Article 5.10 Minor Conditional Use Permits (6) Certain Driveways to read:

Certain Driveways: Construction of driveways with Minimum Impact Applications for access to Single family houses on lots of record as of March 10, 2009 ***or as part of Planning Board review process for subdivision approval.***

Mr. Côté read the proposed amendment and asked the Board members for a vote to post Amendment No. 2 for the ballot.

Mrs. Marzloff moved to post Amendment No. 2 to Article 5.10 Minor Conditional Use Permits (6) Certain Driveways as amended. Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Côté asked the Board members for a vote to recommend or not recommend Amendment No. 2.

Mrs. Marzloff moved to recommend Amendment No. 2 to Zoning Ordinance as amended and recommended by the Planning Board. Mr. Tillery seconded the motion. A vote was taken; all were in favor, the motion passed.

Proposed Amendment No. 3: Amend Article 13.08 Smoke and Fire Detectors of Auburn Zoning Ordinance to rename as Article 13.08, Smoke, Fire and Carbon Monoxide Detection and Portable Fire Extinguishers and add the following:

All Commercial and Industrial occupancies shall have all Portable Fire Extinguishers installed, inspected, maintained and recharged in accordance with **NFPA 1 Uniform Fire Code 2009 edition, NFPA 101 Life Safety Code 2009 edition, NFPA 10 Standard for Portable Fire Extinguishers 2013 edition and the NH State Fire Code.**

Any person performing an annual external visual examination of a portable fire extinguisher shall obtain a:

1. Certification as a Portable Fire extinguisher Technician by the National Association of Fire Equipment Distributors. (NAFED) or;
2. Certification or testing by another recognized organization as deemed appropriate and acceptable by the Authority Having Jurisdiction. (AHJ) or;
3. Current certification from the manufacturer of the portable fire extinguisher denoting the portable fire extinguisher and areas in which the applicant has successfully trained and been certified.

Mr. Côté read the proposed amendment and asked the Board members for a vote to post Amendment No. 3 for the ballot.

Mr. Grillo moved to post Amendment No. 3 to Article 13.08 Smoke and Fire Detectors of Auburn Zoning Ordinance to rename as Article 13.08, Smoke, Fire and Carbon Monoxide Detection and Portable Fire Extinguishers as amended. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Côté asked the Board members for a vote to recommend or not recommend Amendment No. 3.

Mrs. Marzloff moved to recommend Amendment No. 3 to Zoning Ordinance as amended and recommended by the Planning Board. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.

Proposed Amendment No. 4: Amend Appendix F, Fire Department Regulations to add Section E – Plan Review and Technical Assistance.

Mr. Côté read the proposed amendment and asked if anyone wanted him to read the whole text on this section. Mr. Defosses requested that Mr. Côté read the full text aloud.

Mr. Côté asked the Board members for a vote to post Amendment No. 4 for the ballot.

Mrs. Marzloff moved to post Amendment No. 4 to Zoning Ordinance to Amend Appendix F, Fire Department Regulations to add Section E – Plan Review and Technical Assistance as amended. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Côté asked the Board members for a vote to recommend or not recommend Amendment No. 4.

Mrs. Marzloff moved to recommend Amendment No. 4 to Zoning Ordinance as amended and recommended by the Planning Board. Mr. Tillery seconded the motion. A vote was taken; all were in favor, the motion passed.

Proposed Amendment No. 5: Amend the zoning amendment submitted by voter petition as follows:

Amend the Auburn Zoning Ordinance by abolishing the cluster development provisions (Article 7) from the Ordinance, so that all residential development will be subject to the 2-acre minimum lot size requirement.

Mr. Côté read the proposed voter petition and asked if the Petitioners wanted to speak on behalf of the proposed petition. The Petitioners did not speak.

Mr. Côté asked the Board members for a vote to post Amendment No. 5 for the ballot.

Mrs. Marzloff moved to post Amendment No. 5 to Zoning Ordinance to amend the zoning amendment submitted by voter petition to abolish the cluster development as amended. Mr. Tillery seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Côté asked the Board members for a vote to recommend or not recommend Amendment No. 5.

Mrs. Marzloff moved to NOT recommend Amendment No. 5 to Zoning Ordinance as amended. Mr. Tillery seconded the motion. A vote was taken; all were in favor of NOT recommending the Amendment and the motion passed.

The Petition Amendment No. 5 is NOT recommended by the Planning Board.

Mr. Côté believed this concluded the Public Hearing.

ANNOUNCEMENTS/CORRESPONDENCE

➤ None were reviewed at this time.

OTHER

No other business was noted.

ADJOURN

Mrs. Marzloff moved to adjourn the Hearing. Mr. Tillery seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:15 p.m.

The Planning Board will not be meeting on Wednesday, February 3, 2016. The next Planning Board meeting will be held at the Town Hall, 47 Chester Road on Wednesday, February 17, 2016.