

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
January 6, 2016

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

Also Present: Jeff Porter, Chairman of Conservation Commission. Dan Tatem, Stantec.

Absent: Jim Tillery, Alternate.

Mr. Poltak called the meeting to order at 7:02 p.m. Mr. Poltak stated that he had a full board tonight.

MINUTES

Mrs. Marzloff moved to accept the minutes of December 16, 2015 as written, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

ANNOUNCEMENTS/CORRESPONDENCE

➤ None were reviewed at this time.

GENERAL BUSINESS

Mr. Poltak began by saying that they have been working on the cluster Zoning Ordinance and that there was a meeting already scheduled for Monday, January 11, 2016. Mr. Poltak stated that given that the meeting was posted and reviewed by town counsel and that given that the meeting has been scheduled for a public hearing that they could not discuss the cluster ordinance because it would be discussed on Monday. Mr. Poltak did however state that they would be taking up the changes to the subdivision regulations tonight and that they would not take a vote on any changes made tonight until after town meeting. Mr. Poltak further added that they still had the opportunity between now and after town meeting to revisit this to make sure it is appropriate.

Mr. Poltak believed that they could get through these changes within an hour to an hour and 20 minutes. With this in mind, Mr. Poltak turned the meeting over to Mr. Tatem of Stantec to go through the changes. At this time, Mr. Tatem passed out copies of the revised changes to the Subdivision Regulations to be discussed tonight. Mr. Poltak again stated that no changes would be made to the Subdivision Regulations until after we find out the outcome of the vote with regard to the Zoning Ordinance changes at town meeting.

Mr. Tatem and Mr. Poltak both pointed out that no changes have been made to the cluster subdivision regulations until after town meeting. Mr. Tatem began by saying that the page numbers may be off but that it would be taken care of at the end. At this time, Mr. Tatem went through the pages as follows:

- ✓ Page III – Item #13 by removing mortar rubble and added concrete.
- ✓ Page 1 – change the date.
- ✓ Page 7 – added a simple definition of Cluster Buffer. Mr. Poltak did not like the sentence regarding the earthen berm. Discussion ensued and in conclusion that it was the consensus of the Board to take that sentence out.

At this time, Ms. Cleary asked the Board a question regarding waivers which moved off the current discussion.

Mr. Tatem moved on to the discussion at hand.

- ✓ Page 9 – change the date.
- ✓ Page 21 – add #8 Start of Earthwork which has been insinuated in the regulations for years but has actually never been in the regulations and felt it was important to add.
- ✓ Page 24 – added a Time Table for Engineering Review which Mr. Tatem pointed out that Ms. Royce gets a pile of plans on Tuesday and the meeting is on Wednesday and that Stantec does not have time to review the plans prior to the meeting. This will help the planning process to avoid having the abutters come to meetings for months and months. Mr. Tatem went through each number for the plan review process and the Board all agreed that this would be a good addition to the regulations.
- ✓ Page 32 – Mr. Tatem indicated that Mr. Eaton had suggested this be added and thought it was a great idea. Mr. Eaton added that he thought it was a good idea that a member of the Planning Board and a member of the Board of Selectmen to walk the road prior to the road being accepted.
- ✓ Page 35 – replace D.
- ✓ Page 38 – Maintenance surety was 10% and changed it to 2% which is the number that was being used within the past 5 or 6 years and this pertaining to road acceptance where a builder has several homes left to be built which gives the Planning Board the ability to extend the two (2) year maintenance surety for another two (2) years.
- ✓

- ✓ Page 39 – Construction Submittal Process.
- ✓ Page 42 – pertains to speed limit being 35 mph.
- ✓ Page 43 – is regarding slopes steeper than 4:1 may be approved by the Planning Board by a case by case basis.
- ✓ Page 44 – #23 added commercial driveways for sight distance. #25 was high intensity prismatic stop signs shall be in accordance with MUTCD.
- ✓ Page 46 – regarding erosion control.
- ✓ Page 49 – regarding Street Construction which has been discussed in the road reconstruction and would be incorporated herein. Mr. Côté wanted to have it include North American Foundries only for NHDOT Type B grate for #11 on page 51 of this section.
- ✓ Page 52 – Drainage Requirements had minor changes.
- ✓ Page 53 - #10 Guardrails.
- ✓ Page 54 - #2 to include outlet structures for detention ponds.
- ✓ Page 55 – changes to B & C as well as 9.14 – Fire Protection with regard to the half mile.
- ✓ Page 60 – ¾ inch stone.
- ✓ Page 61 – regarding the turnoff apron.
- ✓ Page 62 – (d), (g), (h) & (i).
- ✓ Page 63 – item (c) regarding testing cisterns.
- ✓ Page 65- Driveways – Mr. Tatem indicated that he had spoken with Mr. Dross and Mr. Eaton on this one.
- ✓ Page 66 – Utilities to include Env-Wq 1000.
- ✓ Page 70 – Stormwater Management – just taking out a reference to an old document that does not exist anymore and referencing NHDES Alteration of Terrain Stormwater Manuals. Discussion ensued with regard to the 100 year storm.
- ✓ Page 72 – same thing as Page 70.
- ✓ Page 73 – Section 10.07 regarding rainfall and now everyone uses the Cornell Extreme Precipitation Data charts.
- ✓ Page 74 – renumbering items and a few minor changes.
- ✓ Page 75 – changes to the drainage continued from page 74. #22 by making this change it would require one less waiver that the Board would have to grant.
- ✓ Page 77 - #38 & #39 changes.
- ✓ Page 78 - #50 regarding underdrains.
- ✓ Page 82 – 10.10 – Plan Review and Approval which is just a clarification.

Mr. Poltak thanked Mr. Tatem and informed everyone that the Board would not be taking a vote on these changes at this time but would take it up at the first meeting after the presumed passage of the new Zoning Ordinance Amendments. The Public Hearing is currently scheduled for Monday, January 11, 2016.

OTHER

Mr. Tatem brought up the comment made by the Building Inspector at the last meeting regarding the length of cul de sac. Mr. Tatem commented that in the document it talks about the core requirements of a yield plan and pointed out that Mrs. Rouleau-Côté's comment regarding that if the yield plan can't have any waivers and unless it's a loop road with two (2) points of access then every cul de sac has to be 1200 feet because that is the requirement and that the Board waives the length of cul de sac all the time. For the yield plan requirements the Board could say that the applicant must meet all the requirements except for the cul de sac length. Mr. Côté did not want to just say that they would waive the cul de sac length because if someone comes in and says that they have an 11,000 foot cul de sac to put in but also believed that 1200 feet was short. Mr. Tatem further added that the Board could review the length of cul de sac on a case by case basis. Discussion ensued with regard to length of cul de sac and Mr. Poltak believed that the length of cul de sac shall be determined by the Planning Board for the purposes of the developer's completion of a yield plan. Mr. Tatem agreed.

In conclusion of tonight's meeting, Mr. Poltak informed everyone that they would be meeting on Monday, January 11, 2016 at 7:00pm here at town hall for a Public Hearing regarding the Zoning Ordinance Amendments. Again, the Board will take up the changes to the Subdivision Regulations after the March vote on the Zoning Ordinance Amendments.

ADJOURN

Mr. Grillo moved to adjourn the Hearing. Mr. Côté seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:50 p.m.

The next Planning Board meeting will take place on Monday, January 11, 2016 at 7:00pm which will be a Public Hearing on the Zoning Ordinance Amendments and that the following Planning Board meeting will take place on Wednesday, January 20, 2016 of which both will be held at the Town Hall, 47 Chester Road.