

**UNAPPROVED MINUTES**  
**Town of Auburn**  
**Planning Board**  
**PUBLIC HEARING**  
**February 21, 2024**

**Present:** Jeff Porter, Vice-Chairman. Jill Dross, Member. Paula Marzloff, Alternate Member. Michael Rolfe, Selectmen’s Representative. Minutes prepared by Denise Royce.

**Also Present:**

**Absent:** Ron Poltak, Chairman. Michael O’Callaghan, Member.

The meeting was held at the Auburn Town Hall. Mr. Porter called the meeting to order at 7:00pm. Mr. Porter informed everyone present that he would be chairing the meeting in the absence of Mr. Poltak and elevated Mrs. Marzloff to full voting status.

Mr. Porter moved on by asking the Board for an approval of the meeting minutes for both January 3<sup>rd</sup> and January 24, 2024 and stated that a motion to approve would be in order.

**MINUTES**

**Mr. Rolfe moved to approve the minutes for both January 3<sup>rd</sup> and January 24<sup>th</sup>, 2024, as written. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Porter moved on to the first item on the agenda and turned the meeting over to Mr. Peterson.

**PUBLIC HEARING**

**Matthew Peterson, Keach-Nordstrom**  
**On Behalf of Tanglerock Holdings, LLC &**  
**Russell C. Sullivan**  
**Off of Tanglewood Drive & Rockwood Terrace, Tax Map 4, Lots 13-4 &16**  
**Major Site Plan Review (55+ Community Development – 62 units) &**  
**Lot Line Adjustment**  
**Continued from January 24<sup>th</sup>, 2024**

Mr. Peterson began by giving the Board members an update of what they’ve been working on for the last 30 days. Mr. Peterson commented that a lot of stuff has been done in the field and not necessarily on the plans yet. Mr. Peterson indicated that they’ve received a lot of input from the staff and the abutters, and the next step would be to finalize plans

and to finalize their permits. What they've been working on for the last 30 days has been with regard to the septic's and they've decided to go away from a community septic system and have done individual septic's instead. One of the things that Stantec has brought up was that they want them to obtain the permits for the individual septic's that are there. They have been working with Mrs. Rouleau-Cote, Building Inspector for the Town of Auburn, as she has to review them prior to submission to the state. Mr. Peterson explained that usually the Board would not see these until after the approval, but Stantec requested that they do these to prove that they work. Currently, they have all of these ready to go. Mr. Peterson informed the Board that they still have to go through the subdivision process even though it's a site plan because it's a condominium so they have to have a check for \$18,000 to send it up to the state for the first \$300 per unit as well as \$150 per septic where there is 30 of them so they are in the process of doing that. This usually occurs after we have Planning Board approval, however it makes sense to make sure that they have septic onsite. Mr. Peterson stated that he believed there were 34 systems for the 64 homes so it's almost half. As of today, his surveyor has put together a Deed Restriction for AOT. They asked them to draw up a Deed Restriction that will go off to their attorney and he will finalize it and then it will go up to the state for the AOT permit. Mr. Peterson added that Fish and Game have been pretty involved with their AOT permit as they are actually one of the driving forces for their AOT permit.

Mr. Peterson talked about the catch basins and that UNH has been involved with preventing the turtles from falling into the catch basins, so they are working with them on that as well. Mr. Peterson stated that Fish and Game has a lot to say regarding the AOT permit, much more than in the past.

Mr. Peterson went on to say that in speaking with Mr. Tatem, he wanted them to finalize the community water system which Lewis Engineering has been working with them on that and final approval should be forthcoming within 4 to 6 weeks. Mr. Peterson mentioned that an abutter asked if testing was done, and the BT testing was done, and all offsite wells were monitored as part of the 72-hour test and Skilling & Sons did that. They don't have the revised plans that have changed yet.

Mr. Peterson talked about the other issue that was brought up at the last hearing which was regarding the buffer requirement, and they did a site walk and after the site walk, they believe things were good and they will put some notes on the plan which will be forthcoming. What they heard from an abutter was when the road got blown through and how it would possibly change her view from her house and stuff like that. They walked the detention pond and walked onsite with them.

Lastly, they are working with a couple of permits which include AOT, wetlands permit and finalize those. They've always worked with Stoney Ridge Environmental, and she has to finalize her plans and they are just about there on that. Mr. Peterson stated that that is where they are on things to date, and they have received a lot of input from the Planning Board as well as the abutters and asked if there was anything else that the Board was looking for.

Mr. Porter asked about the road connection. Mr. Peterson indicated that he believed it was made very clear at the last meeting that the Board wanted them to connect the two (2) roads in Phase I of the project and that's the plan that they are moving forward with and that's the plan that they are submitting to AOT.

Ms. Leblanc asked about the line-of-sight easement with regard to Tanglewood and Rockwood Terrace that was brought up by Mr. Tatem. Mr. Peterson commented that the end of Tanglewood meets the sight distance requirements there but that at the end of Rockwood, he is working with his surveyor to find out where the stonewall is. They are going to have to do some work because when you come down to the end of Rockwood to your right, they do have to do some work on the inside of the rock wall, and they are just trying to finalize that stuff right now with a survey. They are working to keep all their work inside of the stonewalls within the right of way.

Mr. Porter asked Ms. Leblanc if she was comfortable with what was communicated. Ms. Leblanc indicated that she had a brief comment that she needed to make. At this time, Ms. Leblanc read a lengthy comment regarding the 100-foot buffer and that they would like it to be a no disturb buffer and pointed out Article 8, Section 8.07(5) and that the abutters are asking the Board to uphold and require the developer along all of their properties to adhere to this 100-foot buffer zone and keeping it fully forested, to not clear cut or allow it to be developed in any way. They request that this area to be surveyed and marked accordingly by the developer so that it is not disturbed and if such trees are disturbed that the developer is responsible for reforesting the area at the full cost to them. Ms. Leblanc talked about the two (2) retention ponds proposed on the plan near her property within the 100-foot buffer zone. Ms. Leblanc went on at length about what is being proposed and her disapproval of the project. Ms. Leblanc presented the Chairman with a few signatures of the abutters that are in approval of what was said. Mr. Porter thanked Ms. Leblanc and asked if there were any comments from abutters. Mr. Butts of Tanglewood Drive stated that she wanted to echo what Ms. Leblanc had said and that he was disappointed that he had to be present tonight. As an abutter he expects the Board to take care of things and to make sure all of the rules are followed and that he shouldn't have to sit here and make sure that the Board is doing that. He believes the Board is not following the rules and he's disappointed in that. Both Mr. Rolfe and Ms. Dross asked who said that the Board is not following the rules because they are following the rules and regulations voted in by the town's people. Mr. Porter added that they are following the rules and regulations set by the Town of Auburn and that the State also has rules and regulations that they must follow. Mr. Porter also pointed out that the developer is also following all the rules and regulations that are put in place. Mr. Porter indicated that he would speak with Stantec to see what they can do and that the buffer cutting has been discussed. Mr. Butts asked about the buffer. Mr. Peterson explained that the way the regulations read is that there is a 100-foot buffer and the way the town and Stantec look at it is for building setback, so they adhere to the 100-foot buffer. What they are asking is for them to have a 100-foot setback with no tree cutting and that's not what the town regulations say. If anyone wants to change the town regulations, then you have to submit a warrant article to be voted on in March. Mr. Peterson reiterated that they are adhering to the 100-foot building setback throughout the whole project. This Board is following the

town regulations as they are written. Mr. Peterson stated that they are following what they are asked to follow, and they are following it according to reviews by the town and Stantec and by reviews by the state. Mr. Butts thanked the Board and Mr. Peterson for that explanation.

Mr. Porter asked if there were any further comments. An abutter asked about putting a detention pond in the backyard. Mr. Porter stated that the Board and the Town are following all the rules and regulations and what Stantec has been reviewing and this is what has been set forth by the community. Mr. Peterson added that, 15 years ago they didn't put this level of detention ponds and retention of water into these developments. That's why the Mother's Day floods blew out the streams downstream and that's why people's backyards were flooded. DES, the state, the towns have worked very hard over the last 29 years to ensure there is no impact to abutters when a project like this goes in so those are the reviews they go through. Ms. Leblanc indicated that they did not want them in their backyards. Mr. Porter informed Ms. Leblanc that the buffer is still retained. Mr. Porter further reiterated that they are following the rules which the town's people voted on a few years ago. Mr. Peterson indicated that they are not in their backyards as they are all on their own property. The Board members all agreed.

Mr. Porter asked if there was anything else to add. Mr. Peterson stated that he has heard everything that he needs to hear and to continue this to the next hearing would be great.

**Mr. Rolfe made a Motion to Continue the Public Hearing for Tanglerock Holdings, LLC, Off of Tanglewood Drive & Rockwood Terrace, Tax Map 4, Lots 13-4 & 16 until Wednesday, March 6<sup>th</sup>, 2024. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Porter informed everyone that this would be their only notice as no new notices would be mailed out and the Public Hearing has been continued to Wednesday, March 6<sup>th</sup>. Mr. Peterson thanked the Board and the discussion ended.

**All Purpose Storage Auburn, LLC  
248 Old Candia Road/212 Depot Road, Tax Map 13, Lot 23A  
Major Site Plan Review  
(Expansion of the Existing Self-Storage Facility)**

Chuck from Fieldstone Land Consultants for All Purpose Storage Auburn, LLC stated that he was before the Board tonight regarding the expansion. Chuck commented that he did not know if they went through the checklist or if they were looking for a background or presentation. Mr. Rolfe asked if a set of plans had been sent over to Stantec for review. Chuck indicated that they had not. Mr. Rolfe informed Chuck that there was not a lot they could do without Stantec's review as they would need Stantec's review to go over all the points. Ms. Royce commented that, she had sent an email to Mr. Ploof at Fieldstone and did not hear back requesting that a set of plans be sent over to Stantec along with the application and drainage calculations and a set be sent over to the Fire Department as

well and received no response back. Chuck asked if they were waiting for Stantec's review to get this going. The Board said yes that they cannot do anything without that review done by Stantec. At this time, Chuck requested a continuance until the next hearing date. Mr. Rolfe believed that could not accept the application to start the clock going. Everything was understood between Chuck and the Board that plans need to be sent over to Stantec and then they will require an escrow check to begin the review process and get things rolling.

**Mr. Rolfe made a motion to continue the Public Hearing until Wednesday, March 6<sup>th</sup>, 2024, for All Purpose Storage Auburn, LLC, 248 Old Candia Road/212 Depot Road, Tax Map 13, Lot 23A. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Slango of Joan Drive pointed out that they went to the Zoning Board of Adjustment and got denied and asked if something had changed. Ms. Royce explained that they went to the Zoning Board of Adjustment and got denied the ability to do contractor bays, but they were granted the ability for expansion of the storage facility. Mr. Rolfe pointed out that they were doing more storage with parking in the back. Mr. Porter indicated that they still have to follow the current planning regulations and that's why they are before the Board tonight. A brief discussion ensued with regard to the expansion of the storage facility and RV and boat parking in the rear of the property.

Mr. Porter and the Board informed everyone that this is their only notice that this hearing has been continued until March 6<sup>th</sup> and that no new notices will be sent out.

### **GENERAL BUSINESS**

No general business was discussed tonight.

### **OTHER BUSINESS**

Mr. Porter asked if there was any new business. None were noted.

Mr. Porter thanked everyone for their participation tonight and indicated that a motion to adjourn would be in order unless someone had something they would like to discuss. |

**Mr. Rolfe made a motion to adjourn. Mrs. Marzloff seconded the motion. A vote was taken, all were in favor and the meeting stood adjourned at 7:48pm.**

**The next Planning Board meeting is scheduled for Wednesday, March 6<sup>th</sup>, 2024 at 7:00 pm. This meeting will be held at the Auburn Town Hall, 47 Chester Road. This date is subject to change.**