

**UNAPPROVED MINUTES**  
**Town of Auburn**  
**Planning Board**  
**PUBLIC HEARING**  
**March 6, 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 moved on to elevate Mrs. Marzloff to full voting status.

Mr. Porter moved on by asking the Board for an approval of the meeting minutes for February 21<sup>st</sup>, 2024 and stated that a motion to approve would be in order.

**MINUTES**

**Mr. Rolfe moved to approve the minutes for February 21<sup>st</sup>, 2024, as written. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Porter began by saying that we have a few Public Hearing items of which both have requested continuances and began with Tanglerock Holdings, LLC.

**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 February 21st, 2024**

Mr. Porter informed the Board members that Tanglerock Holdings, LLC has requested a continuance until Wednesday, March 20<sup>th</sup> and asked for a motion.

**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 20<sup>th</sup>, 2024. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

No abutters were present tonight.

**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)  
Continued from February 21, 2024**

Mr. Porter informed the Board members that All Purpose Storage Auburn, LLC has also requested a continuance until Wednesday, March 20<sup>th</sup> and asked for a motion.

**Mr. Rolfe made a Motion to Continue the Public Hearing for All Purpose Storage Auburn, LLC, 248 Old Candia Road/212 Depot Road, Tax Map 13, Lot 23A until Wednesday, March 20<sup>th</sup>, 2024. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

One abutter was present tonight and she was informed that the applicant has requested a continuance until March 20<sup>th</sup>. Mr. Porter also informed the abutter that there would be a meeting on Tuesday, March 12<sup>th</sup> at 7:00pm with the Conservation Commission if she was interested in attending that meeting. The abutter thanked the Board members and exited the meeting.

Mr. Porter moved on to the Informal meeting regarding 37 Lakeview Way.

## **GENERAL BUSINESS**

**Informal – Elizabeth Kidder & Luke Gaudreau  
37 Lakeview Way, Tax Map 17, Lot 88  
Discuss Use of Detached Dwelling**

Mr. Gaudreau and Ms. Kidder began by explaining that they were before the ZBA last month and received a Variance to build a detached structure and one of the conditions was for them to meet with the Planning Board. Ms. Kidder pointed out the parking area and the location of the structure. The Board members were presented with a plan. At this time the Board members reviewed the proposed plan to construct the structure on the property. Ms. Dross asked Ms. Kidder what type of business it would be. Ms. Kidder indicated that she does dreadlocks out of her house now and would like to move it into the detached structure that would be located on the property.

Mr. Porter asked what size the building would be. Ms. Kidder indicated that the room would be 12-feet by 15-feet, which was 180 square feet and then there would be a deck on two (2) sides so with the deck it comes out to 16-feet by 23-feet which comes out to 368 square feet. Ms. Kidder showed the Board members the actual building plans. Mr. Rolfe asked if there would be a foundation. Mr. Gaudreau stated that it would be placed on Sona tubes and that there would be 16 of them. Mr. Rolfe asked if there would be water or heat. Ms. Kidder stated that there would be no plumbing and there would be electric heat. Mr. Porter asked the Board members if they had any further questions. None were noted. Mr. Porter stated that, in terms of size that he did not have any concerns. The Board members all agreed with Mr. Porter. At this time, Mr. Rolfe asked to see Mrs. Rouleau-Cote's Zoning Determination. Discussion ensued with regard to why they had to go to zoning and that there was something on the ballot for the March Election to do away with having to go to the Zoning Board. Mr. Rolfe indicated that Mrs. Rouleau-Cote did not have a problem with what they were proposing and therefore he did not have an issue either.

The Board members were all in agreement with what they were proposing to do on the property and had enough parking and she would only have one client at a time. Mr. Porter believed they were good to go, and the Board wished them luck and the discussion ended.

### **OTHER BUSINESS**

Mr. Porter informed the Board members of Clean Up Day, which is scheduled for Saturday, April 20<sup>th</sup> with a rain date of Saturday, April 27<sup>th</sup>. Mr. Porter informed that there would be a cookout after the cleanup.

Mr. Porter commented that he did not have anything else to add at this time and asked the Board members if there was anything else to discuss. No other business was discussed.

Mr. Porter asked for a motion to adjourn.

**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 7:10pm.**

**The next Planning Board meeting is scheduled for Wednesday, March 20<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.**