

**Town of Auburn
Planning Board
Auburn Town Hall
47 Chester Road
PUBLIC HEARING
June 17, 2026**

Present: Chair Jeff Porter, Vice-Chair Jill Dross, Joe Bedient, Member, Todd Bedard, Selectmen's Representative, and Alternates Paula Marzloff and David Zeleski.

Absent: Michael O'Callaghan, Member and Michael Rolfe, Alternate

Staff: SNHPC Planner Cam Prolman

I. Call to Order

Chair Porter called the meeting to order at 7:00 PM. The members introduced themselves and alternate Paula Marzloff was activated.

GENERAL BUSINESS

II. MINUTES - May 20, 2026

Mrs. Marzloff moved to approve the minutes of May 20, 2026. Mr. Bedient seconded the motion. A vote was taken, and all were in favor and the motion passed unanimously .

III. Announcements and Correspondence

IV. General Business

Mr. Prolman reported that Manchester received an application for a 40-lot single family development off Bodwell Road with design review, not a full plan. Comments are non-binding so it could change. There is no drainage shown. He discussed traffic impacts, noting SNHPC asked for one, and recommended comments on environmental concerns with Lake Massabesic. Mr. Porter noted that the flow is into Manchester.

Mr. Prolman reported a surety reduction for 264 Rockingham Road, Tax Map 25-44. Vice-Chair Dross stated that a letter was received from Stantec recommending release of the \$11,055 surety.

Vice-Chair Dross motioned to release the \$11,055 surety on 264 Rockingham Road, Tax Map 25-44. Mr. Bedard seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Prolman reported that a permit was mistakenly issued for Nana's Kitchen despite the condition that the Stantec review be done and it had not been. There is an issue with septic design capacity with the added capacity of the outdoor seating. Vice-Chair Dross noted the capacity is 60 and 60 more were being added for outdoors.

Mr. Prolman noted that the owner volunteered to cease construction, but the Building Inspector can enforce it if they don't.

Chair Porter reported hearing from Shannon LeBlanc concerning markings on the backside of her property that could be from a surveyor she did not engage. He recommended that she speak with the Building Inspector and Town Administrator.

V. Public Hearings

A. F&D Development, LLC

Planning Board Case #26-04

Frank Delucia, Owner

Dartmouth Drive

Tax Map 6, Lot 18-7

Minor Site Plan Review & Excavation Permit

Mr. Prolman reported that they requested a continuance to August 19, 2026.

Vice-Chair Dross motioned to continue Planning Board Case #26-04 to the Board's August 19, 2026 meeting at 7 PM. Mrs. Marzloff seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

B. Dawn Hobbs

Planning Board Case #26-06

33 Bunker Hill Road

Tax Map 7, Lot 10

Minor Subdivision Review

Mr. Prolman noted that a continuance was requested to August 19, 2026.

Vice-Chair Dross motioned to continue Planning Board Case #26-06 to the Board's August 19, 2026 meeting at 7 PM. Mrs. Marzloff seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

**C. Fieldstone Land Consults, LLC
Planning Board Case #26-07
Jeff Wenzel, Owner
81 Priscilla Lane
Tax Map 1, Lot 16-21
Amended Site Plan**

John Noonan of Fieldstone Lane Consultants presented the amended site plan on behalf of Jeff Wenzel for 81 Priscilla Lane. He displayed the approved plan and showed where the dumpster would be moved out of the way of the overhead doors. There will be two smaller dumpsters. The parking spaces will be striped. DES inspected the tanks.

Mr. Prolman noted that Stantec reviewed the change and neither he nor Stantec had any problem and recommended the Board approve the amendments to the site plan. The Board will sign the plan.

Mr. Bedient asked if they were actively working - yes.

Vice-Chair Dross motioned to approve the amended site plan for 81 Priscilla Lane, Tax Map 1, Lot 16-21. Mrs. Marzloff seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

**D. Fieldstone Land Consultants
Planning Board Case #26-08
All Purpose Storage, LLC, Owner
Tax Map 13, Lot 23A
212 Depot Road
Minor Subdivision**

John Noonan of Fieldstone Land Consultants reviewed the plan for the proposed two lot subdivision. He described the 37-acre parent lot which will have a 3.7-acre lot subdivided off of it leaving 33 acres. He noted Plan note 1323A-1 that there is to be no storage on the new lot. He

described some issues with commercial activities that may be occurring on the new lot and asked to get clarification from the owner.

Jeff Breaw of 249 Old Candia Road noted the empty house on the proposed new lot and stated that the owner is never there. He stated at 18 wheelers are parked overnight and that they got a variance for coming in and out and are not a truck stop. He noted there was an illegal use of mechanical bays with no active enforcement although he had called police and fire. He noted garbage trucks come at 5:30-6:30 in the morning and recommended someone investigate first. He noted three storage units and a large 20'x8' All Purpose Storage Sign and an "absentee landlord." He questioned if someone has been living in one of the storage units.

Mr. Prolman noted it sounds like an enforcement issue and that any new lot does not hold variance relief and that the variance for expansion of the parent lot has lapsed. Vice-Chair Dross recommended reaching out to the Building Inspector.

Wayne of 40 John Drive noted the subdivision would resolve some problems. He noted issues with boulders.

Russ of (unidentified) stated that this is zoned residential and is a mixed use now.

Vice-Chair Dross motioned to continue Planning Board Case #26-08 to the Board's August 19, 2026 hearing at 7 PM. Mr. Bedient seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

E. Tristen Smiley

Planning Board Case #26-09

David Smiley, Owner

Tax Map 10, Lot 24

9 Auburndale Lane

Minor Site Plan Review

Tristen Smiley presented the application for minor site plan review at tax Map 10, Lot 24, 9 Auburndale Lane. He noted the fence adjustment and updated notes and approved septic in 2022. He noted the hours of operation Monday to Sunday from 9 AM to 9 PM.

Vice-Chair Dross motioned to conditionally approve the minor site plan for 9 Auburndale Lane to get signed plans and approval of the change in hours. Mr. Bedient seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

VI. Adjourn

Mrs. Marzloff made a motion to adjourn seconded by Mr. Bedard. A vote was taken, all were in favor, and the meeting was adjourned at 8:04 PM.

Respectfully submitted,

Nancy J. Hoijer,
Recording Secretary