

**Town of Auburn
Planning Board
Auburn Town Hall
Tuesday, January 26, 2010
7:00 p.m.
Minutes**

Members Present: David Doherty, Philip Tully and Ronald Brooks.

Members Absent: David DeLollis

Also Present: Adam Burney, Town Planner; and Stacy McGann, Recording Secretary.

Mr. Tully presided over and called the meeting to order at 7:00 p.m.

I. Pakachoag Meadows Minor Amendments, Discussion

Corina Quinn, Lenard Engineering; Corey Brodeur, Lenard Engineering; and Mike Berry, MUSCO Green Generation Lighting were present.

Ms. Quinn reviewed the proposed minor amendments to the Dr. Arthur and Dr. Martha Pappas complex:

- Addition of footprint for 20' x 40' bandstand/gazebo type amphitheater for small musical events and award ceremonies. Outside venues would have the ability to rent the space.
- Addition of 15 parking spaces. Now 166 standard constructive parking spaces and 6 handicap spaces.
- Cape Cod style berm to provide for easier parking.
- Installation of artificial turf on soccer and little league fields.
- Field and access road lighting to be standard 20' high with light fixtures.

Mr. Tully reminded the engineer that the 22' road width was a concession made by the Planning Board, and that parking is not expected on the roadway. Ms. Quinn explained that roadside parking may be restricted.

Mr. Tully questioned drainage. The plan will be presented to the Conservation Commission. The Town Engineer will review the modified plan.

Mr. Tully feels that the requested revisions involve more than a request for minor modifications. He suggested a Public Hearing to allow residents an opportunity to learn about the changes and voice concerns. Mr. Tully said that lighting changes the dynamics of the use of the fields. Mr. Tully is concerned that light will spill onto neighboring properties. Mr. Berry reviewed and addressed lighting issues and explained that vegetation will control fill. The Planning Board generally requires zero foot-candle at the property lines. Members agreed that a Public Hearing is necessary. The Public Hearing will be advertised and scheduled for February 23, 2010. Ms. Quinn will provide the abutters list.

II. Personal Wireless Service Facility Balloon Float, Washington Street, Discussion

Mr. Burney has been contacted by Jacqueline Murray. The applicant intends to apply for a variance through the Zoning Board of Appeals. There was discussion about the use of a balloon float. Planning Board members agreed that the balloon float would be most beneficial on a Saturday for a period of 8 hours. The proposed will be advertised and abutters will be notified.

III. Diamond Buick Pontiac

Mr. Burney requested that the Planning Board post a Public Hearing for February 23, 2010. The proponent will be at the next meeting scheduled for February 9, 2010. Testimony will not be taken until the Public Hearing has been opened. All parties and abutters will be notified.

IV. Proposed Amendments to the Planning Board's Rules and Regulations

Mr. Burney suggested that the Planning Board schedule a special meeting or reserve a section of a meeting to dedicate to the proposed amendments to the Planning Board's rules and regulations.

V. Minutes

- *January 12, 2010*

Mr. Doherty made a motion to accept the minutes of the January 12, 2010 meeting as submitted.

Mr. Brooks seconded the motion.

Vote 3-0 in favor.

VI. Adjournment

Mr. Doherty made a motion to adjourn.

Mr. Brooks seconded the motion.

Vote 3-0 in favor.

The meeting adjourned at 7:35 p.m.

Respectfully submitted:

Stacy McGann

Recording Secretary