

**Town of Auburn
Planning Board
Auburn Town Hall
Tuesday, February 23, 2010
7:00 p.m.
Minutes**

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

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

Mr. DeLollis called the meeting to order at 7:00 p.m.

**I. ANR
Pickering Street**

The Planning Board determined upon review that the plan has the required access but lacks sufficient frontage. There was discussion about the option to apply for a variance through the Planning Board if a definitive subdivision plan is filed.

Mr. Tully motioned to deny the ANR request due to inadequate frontage.

Mr. Doherty seconded the motion.

Vote 4-0 in favor.

II. Road Improvement Plan, Southold Road, Public Hearing continued

Attorney Lawrence Brodeur; Robert Post; and the applicant's engineer, Mike Weaver were present. Jeff Walsh from Graves Engineering was also present as the Peer Review Consultant for the Planning Board.

Mr. Brodeur explained that the Board of Selectmen executed a Memorandum of Understanding pertaining to the process and a plan was submitted pursuant to the MOU. The plan involves a private way open to public access. The Sylvia Post Partnership agreed to provide a performance agreement via a covenant. Mr. Brodeur reminded residents and Board members that the proposed work is at the Post family's expense. The goal is to present this section of the roadway to Town Meeting for acceptance as a public way.

Mr. Weaver reviewed the plan:

- Road improvements are proposed at the westerly end of the road and extend 2,100 ft. on Southold Road only.
- The roadway currently has public water. A sewer extension permit has been obtained.
- Proposed installation of drainage.
- Fire hydrants to be installed.
- Elm Hill issued water permit for project.
- Addressed Graves Engineering's comments. (Proposing installation of two street lights to illuminate area, retain utilities, revised grades, design shows water flow in easterly direction by 30%, and added infrastructure for future use.)

Mr. Brodeur reported that the NOI filed with the Conservation Commission is pending. He informed residents that the February Conservation Commission meeting has been rescheduled to March.

Discussion ensued about control of drainage. Mr. DeLollis commented on the need to address drainage rather than depend on future catch basins. There was also discussion about the grading plan and an earth removal permit. The Town Engineer is aware of the icing issue. Mr. Weaver said that there are improvements within the private area and the proposed would generate less water flow than currently exists. Mr. DeLollis is concerned about existing drainage and feels that it is necessary for the Planning Board to conduct a site visit.

Mr. Walsh updated the Planning Board on issues that have been addressed since his February 5, 2010 memorandum. Mr. Walsh reviewed the items in which he deferred to the Planning Board for comment. These include: street lighting, above ground vs. underground electricity, road alignment and right-of-way, vertical alignment, grades on easterly side of project exceed 10%, storm water at easterly side of site, catch basins and proximity to water main, fences around storm water facilities, street name sign, road conditions and width on easterly section, sewer and water laterals, and whether the town and the sewer department are willing to provide cleaning and maintenance. Mr. Walsh commented that a 12' roadway is too narrow for 2-way traffic.

Public Comments

Glen Cairns, 92 Southold Road, commented that the banking and water flow have been disrupted considerably since changes have been made. He explained that the road is often flooded and icy.

A resident at 91 Southold Road shared photos of the large amount of water on the roadway.

Ed Usher, 118 Southold Road, has had tenants move out because of the icing issue. Mr. Usher questioned where the road will be tapered back down for development. He noted that water flow has worsened extensively as a result of the considerable changes to heights and elevations. Mr. Weaver clarified that the applicant is not creating new lots and that all are existing.

Gail Usher, 91 Southold Road, asked if the Planning Board is willing to take responsibility if the situation worsens. Ms. Usher has walked the area with Mr. Post however, he has not addressed issues.

Board members agreed to post a meeting to conduct a site walk on Saturday, March 6, 2010 at 9:00 a.m. at 118 Southold Road. The next Public Hearing will be scheduled for March 23, 2010 at 7:20 p.m.

Mr. Doherty made a motion to continue the Public Hearing to March 23, 2010 at 7:20 p.m. Mr. Brooks seconded the motion.

Vote 4-0 in favor.

Mr. Brodeur will provide a signed continuance.

III. Drs. Arthur & Martha Pappas Recreation Complex on Pakachoag Street, Modify Approved Site Plan, Map 19, Parcel 1, Public Hearing

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

The proposed minor amendments to the Dr. Arthur and Dr. Martha Pappas complex were reviewed:

- Addition of footprint for 20' x 40' performance pavilion/bandstand for musical events and award ceremonies. Outside venues would have the ability to rent the space.
- Addition of 15 parking spaces and handicap accessible routes.
- Installation of artificial turf on soccer and little league fields.
- Field orientation changed and is less intrusive to abutters.
- Field and access road lighting to be standard 20' high with light fixtures.
- Retaining walls included on plans.
- Use is for persons up to 13 years old.
- Oversight Committee will be responsible for the coordination of events.

The Board considers the proposed a complete change in use as it was originally intended for town use but has become a regional use. The roadway was reduced to 22' on the original plan, however as a result in the use and increased traffic the Planning Board now requests 26'. Ms. Quinn feels that 24' road width may be possible however, 26' is not.

There was discussion about a gate and security. At the previous hearings, neighbors expressed their preference for a gate.

The Reverend from Pakachoag church was present and explained that the church would like to be a good neighbor and offer parking for permitted events. He explained that this is not an easement but rather a cooperative plan.

The Planning Board agrees that the proposed complex would be an asset to the town but feels that the additional lighting and bandstand changes the original plan considerably. Members feel that there is a need for additional parking and increased road width to handle the traffic impact. Ms. Quinn commented on site restrictions due to wetlands. The Town Engineer provided the Planning Board with his written comments. Ms. Quinn noted that the Town Engineer did not have major concerns with drainage. Ms. Quinn will attempt to incorporate additional parking into the plan.

Mr. Berry reviewed the lighting proposal which consists of six poles and a total of 22 fixtures. The lighting will be the same type as used at the high school. Lighting is designed to light the field only and will be zero foot-candle at the property lines. Lighting will not remain on all night. MUSCO stands by its level of lighting for 25 years. The Planning Board requested a full size set of lighting plans.

The Board would like the applicant to research comparative activities in order to determine the audience that a successful amphitheater attracts. The Board also questioned maintenance, lighting costs and Parks and Recreation's awareness of the proposed.

Public Comments

Matthew Stencil, Parks Commissioner and resident of 197 Pakachoag Street, reported that Parks and Recreation has not been contacted. He feels that the proposed is an asset to the Town, however questioned plans for maintenance and lighting. Ms. Quinn said that Parks and Recreation will be approached.

Mark Binnall, 4 Field Street, questioned plans for a walkway/sidewalk and additional handicap parking. A sidewalk exists as well as six required handicap parking spaces. Board members agreed that a sidewalk is essential. Ms. Quinn said that an additional two spaces will be considered. Mr. Binnall inquired about the amphitheater and whether it is designed with a sound booth for the vision impaired. Equipment will be provided by each venue.

Sam Lipson, potential town resident, asked if certain expenses involved with this project are a positive or negative for the town. He also had some procedural questions. Mr. Burney suggested that he contact the Town Administrator regarding expenses and visit the Planning office for procedural details.

Jeff LaBonte, 336 South Street, anticipates a shift in traffic from existing fields to the proposed. Mr. LaBonte does not foresee a significant traffic impact.

Sean Bialash, 205 Pakachoag Street, raised concern about losing access from his driveway and increased traffic.

Daniel Lubin, 3 Goddard Drive, clarified that the median age for little league players is eleven. Mr. Lubin fully supports the Planning Board's concern about sidewalks. He sees the proposed as a huge asset to the town but feels it is important to take into consideration operating costs.

Chris Bailey, 40 Curtis Street, applauds the efforts to bring this project to fruition. Mr. Bailey does not have concerns about lighting. His only concern is about the increased traffic. He said that there are many children in the neighborhood and the proposed is not gated. Mr. Bailey questioned buffers between neighbors, landowners and the complex. He commented that this is a good project providing it is managed properly. Ms. Quinn explained that there is fencing along the church side of the property and around fields and the remainder is vegetative buffer.

Kevin Moss, 1 Betty Street, mentioned that the plan becomes more elaborate each time it is presented. He commented that there is never enough parking for athletic fields.

Dr. Arthur Pappas said that the decision to use AstroTurf was made in order to better utilize the fields. Dr. Pappas reminded the Board that the proposed lighting is no different than that used at the high school and Lemansky Field. The intent is to use the complex as primarily an Auburn facility. He added that the amphitheater will be a benefit to the town. Dr. Pappas commented on the positive relationship with the church.

Dr. Martha Pappas, reported that the town has already appointed an Oversight Committee. The committee will be responsible to raise money and the facility will be self-supporting.

John Lynch, 21 Curtis Street, is in favor of the proposed, however feels that the complex will be impacted from plans for Southold Road.

The Planning Board considers this project an asset to the town but does see the need to address issues raised.

Mr. Tully made a motion to continue the Public Hearing to March 23, 2010 at 7:30 p.m. Mr. Doherty seconded the motion.

Vote 4-0 in favor.

A continuance was signed.

IV. Diamond Buick, Pontiac, Cadillac, GMC, Site Plan Approval, 768 Washington Street, Public Hearing

Attorney Paul O'Brien and David Massad were present.

A revised plan was submitted to include the Planning Board's requests presented at the previous meeting. The chain and bollard fence has been relocated to the edge of the property line. The distance between bollards will be five feet apart.

Mr. Burney confirmed that a complete set of revised plans has been submitted. He noted that plantings meet the requirements of mediation. Mr. Burney is of the opinion that the applicant has made an effort to meet the Planning Board's request.

Mr. Tully made a motion to close the Public Hearing.

Mr. Brooks seconded the motion.

Vote 4-0 in favor.

Mr. Tully made a motion to approve the Site Plan as presented with conditions.

Mr. Brooks seconded the motion.

Vote 3-1 in favor. (Mr. DeLollis was opposed.)

Mr. Burney will seek advice from Town Counsel regarding conditions.

V. Highland Street Associates, Site Plan Approval, 26 Southbridge Street, Public Hearing

Attorney Todd Brodeur; Norman Hill, Engineer; John Scott; and Peter Murphy were present.

The plan was reviewed:

- Existing 168,550 sq. ft. building.
- Proposed 112,500 sq. ft. addition.
- Emergency access driveway and continuous access.
- Currently 30 loading docks.
- Proposed addition of 22 loading docks.
- Reviewed vegetative area.

Planning Board members feel that the proposed is a great addition to the town. There was some discussion about gated access, drainage, and landscaping. The Board requested and the applicant agreed to a locked gate. The Board will defer to the Town Engineer for an opinion regarding drainage. The Board requested and the applicant agreed to enhance landscaping at the driveway entrance. Foot-candles were inadvertently omitted and will be included on the revised plan.

Mr. Burney will request that the Town Engineer communicate his comments to the applicant's Engineer prior to the next meeting.

Public Comments

Mr. Miliazzo, 19 Evers Street, Worcester, commented that a locked gate is essential to the neighborhood.

Mr. Tully made a motion to continue the Public Hearing to March 23, 2010 at 7:40 p.m.
Mr. Brooks seconded the motion.

Vote 4-0 in favor.

A continuance was signed.

VI. National Grid, Z-128

Leanna Morre, Jessica Farrell, and John Beaur were present.

The plan was presented:

- 115 KV electrical transmission line.
- Line to begin at Millbury #2 substation, follow existing right-of-way and continue to Stafford Street.
- 6.9 mile line (3.2 miles in Auburn).
- Right-of-way is 250'.
- Proposed in addition to tower installed in the 1920's.
- Proposed structures taller than present.
- Reviewed exemptions (Section 3, 4.1 & 4.3-use regulations; Section 3.1-principle use; Section 5-dimensional regulations and height restrictions; Site Plan Approval; Section 3.8-Earth Removal special permit; Section 11-landscape requirements.)

Public Comments

Raymond Looney, 18 Nancy Drive, raised environmental concerns. He commented on the pile of refuse currently on site. Mr. Looney raised these issues at the DPU public hearing.

VII. 97 Bancroft Street, ABCO Welding, R2 Realty Development, LLC, Public Hearing, continued

Ron Bomengen, Phil Forsely, Dick Marsfield, Phil Cruz, Mike Ross, and owners of the property were present.

The plan was presented:

- Relocation of Sword Street office to this facility.
- Main access off of Technology Drive.
- Currently 51 parking spaces.
- Reduced parking to 31 since not required or needed.
- Second tenant, ABCO Welding, prepared to lease.
- Additional landscaping on Technology Drive and main entrance of building. (Larger trees on Technology Drive and low lying shrubs at entrance.)
- Widened loading area along Technology Drive.
- One manhole added, existing drainage will remain.
- Gate at entrance.
- Concrete pad for propane tank.
- Fenced area to store one scale and smaller propane tanks.
- Dumpster pad.
- Reduction of impervious cover.
- Addition of site lighting. (20' poles at main entrance, corners and tank area. Light packs on loading docks.)
- Wholesale facility with showroom for purchase of welding supplies.

There was some discussion about allowed use. The Building Inspector determined that the proposed is a multiple business use and is allowed because both uses are warehouse. The Planning Board agreed to standby the Building Inspector's decision.

The Board will wait for written comments from the Town Engineer.

Mr. Tully made a motion to continue the Public Hearing to March 23, 2010 at 7:05 p.m.

Mr. Doherty seconded the motion.

Vote 4-0 in favor.

A continuance was signed.

VIII. Hill Top Farm Estates Status, Discussion

Tom Healey and trustees of Hill Top Farm Estates requested that this discussion be continued until the next meeting due to the late hour of the evening.

IX. Minutes

- *January 26, 2010*

Mr. Doherty made a motion to accept the minutes of the January 26, 2010 meeting as submitted.

Mr. Tully seconded.

Vote 3-0-1 in favor. (Mr. DeLollis abstained.)

- *February 9, 2010*

Mr. Doherty made a motion to accept the minutes of the February 9, 2010 meeting as submitted.

Mr. Tully seconded the motion.

Vote 3-0-1 in favor. (Mr. Brooks abstained.)

X. Invoices

Graves Engineering

Mr. Tully made a motion to allow the Chairman to sign the invoice for Graves Engineering.

Mr. Brooks seconded.

Vote 4-0 in favor.

- Mr. DeLollis signed the invoice.

XI. CPTC Conference

The CPTC Conference is scheduled for Saturday, March 20, 2010

XII. Adjournment

Mr. Tully made a motion to adjourn.

Mr. Brooks seconded the motion.

Vote 4-0 in favor.

The meeting adjourned at 11:05 p.m.

Respectfully submitted:

Stacy McGann

Recording Secretary