

**Town of Auburn
Planning Board
Auburn Town Hall
Tuesday, August 10, 2010
7:00 p.m.
Minutes**

Members Present: David DeLollis, David Doherty, James Rothera, and Paul Kosky.

Member Absent: Ronald Brooks.

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

Mr. DeLollis called the meeting to order at 7:05 p.m. and stated that the meeting will be recorded.

I. Lowe's Home Centers, Inc.

The Planning Board reviewed the new decision prepared by the Town Planner with the changes as discussed at the previous meeting. Mr. Doherty requested consistency with the title "Auburn Board of Health" throughout the decision. Mr. Burney will replace "Auburn Health Department" with the correct title in condition #16.

Mr. Kosky made a motion to approve the Site Plan Approval decision.

Mr. Doherty seconded the motion.

Vote 4-0 in favor.

- *Signatures*

Attorney Lawrence Brodeur was present. Mr. Burney will file the decision with the Town Clerk for certification and provide the applicant and Attorney Brodeur with copies.

II. 44 Sword Street, EDAC Technologies Corporation

Mr. Burney informed the Board about an inquiry regarding EDAC Technologies Corporation, a manufacturing company of metal pieces. The location is industrially zoned. The business is in the Aquifer District and therefore relief is required from the Zoning Board of Appeals because of hazardous materials (paint spray booth and flammable liquids). The applicant requested relief from Site Plan Approval based on the fact that improvements are internal. The Planning Board feels that the use is consistent with the previous business at this location and is grandfathered in. Mr. Rothera had a discussion with Donald Miller, Code Enforcement Officer/Building Inspector who feels that the proposed is within the Town Bylaws and Zoning Board of Appeals approval is not necessary. The Board requested that the applicant provide in writing existing and proposed parking, number of employees, expected number of truck deliveries, and unloading schedule. Mr. Burney will contact Attorney Todd Brodeur for further details.

III. ANR

Amherst Drive (Bryn Mawr Estates Subdivision)

Mr. Burney recommended that the Planning Board endorse the ANR which was denied at the previous meeting. After reviewing state law it was determined that frontage on an approved public way is acceptable. Planning Board members were in agreement with the information provided.

Mr. Doherty made a motion to endorse the ANR.

Mr. Kosky seconded the motion.

Vote 4-0 in favor.

- *Signatures*

The applicant's attorney was present and was given the signed plan.

IV. Minutes

- July 27, 2010

Mr. Doherty made a motion to accept the minutes of the July 27, 2010 meeting as submitted.

Mr. Kosky seconded the motion.

Vote 4-0 in favor.

V. Invoices/Bill Schedules

Mark Hutchins, Peer Review Radio Frequency Engineer, Star Tower Company:

(2) invoices

Mr. Doherty made a motion to allow the Chairman to sign the invoices.

Mr. Rothera seconded the motion.

Vote 4-0 in favor.

- *Mr. DeLollis signed the invoices.*

VI. Recess

Mr. Doherty made a motion to recess until the 7:45 p.m. Public Hearing.

Mr. Rothera seconded the motion.

Vote 4-0 in favor.

****The Planning Board returned from recess.**

VII. Other Business

Midstate Auto Group Decision:

Planning Board members were in agreement with the decision as prepared. Mr. Burney will correct the signature page to include current Planning Board member names and have available for signing at the next scheduled meeting.

VIII. Atlas Distributing, Inc., Site Plan Approval, 44 Southbridge Street, Public Hearing, continued

The applicant and Engineers were in attendance.

The Board reviewed and agreed to the parking analysis that was provided. There was discussion about the easement. Mr. Graves assured the Planning Board that a formal easement is to follow. Members agreed to include the easement as a condition of approval.

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

Mr. Rothera seconded the motion.

Vote 4-0 in favor.

Mr. Kosky made a motion to grant Site Plan Approval with conditions to include the easement, standard construction hours, and compliance with all relevant town committees/boards requirements.

Mr. Rothera seconded the motion.

Vote 4-0 in favor.

**IX. Old Business
Elizabeth Street, Mr. Arello:**

Mr. Burney reported that the court has affirmed the Planning Board's decision regarding the denial of the Hammerhead Special Permit.

X. Adjournment

Mr. Doherty made a motion to adjourn.

Mr. Kosky seconded the motion.

Vote 4-0 in favor.

The meeting adjourned at 7:50 p.m.

Respectfully submitted:

Stacy McGann

Recording Secretary