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Town of Auburn  
Planning Board Meeting Agenda  
Tuesday April 9, 2019  
Auburn Town Hall, 104 Central Street  
Planning Board Meeting Room, 2nd Floor, 7PM

**Board Members:**

Wendy Steinhilber, Chairperson  
Ron Brooks, Vice Chairman  
John Regan  
Scott Wrenn  
Nicholas Lynch  
Steve Chambers, Associate

**Contacting the Board:**

The Planning Office handles the Planning Board's administrative tasks. If you have questions about submitted applications or development in general you may:

**Visit our office:**

Monday 8am ~ 7pm  
Tues. ~ Thurs. 8am ~ 4pm  
Friday 8am ~ 1pm  
104 Central Street, Auburn, MA  
(Second floor)

**Call:**

508 832-7704

**Email:**

[planningboard@town.auburn.ma.us](mailto:planningboard@town.auburn.ma.us)

**Office Staff:**

Adam Menard, Town Planner  
Sheila Conroy, Land Use Clerk

**Meeting Schedule:**

The Planning Board meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of January through October and the 2<sup>nd</sup> Tuesday of November and December (subject to change).

**PUBLIC HEARINGS:**

**Waiver request- ZPT Energy Solutions II LLC** 347 Rochdale Street:  
Landscaping Plan, 11.2 and Lighting Plan, 4.16

**7:00pm Applicant: ZPT Energy Solutions II, LLC, a request for a Site Plan Approval** under Section 3.10.2.3 of the Zoning Bylaws for the use of a large-scale ground-mounted solar energy systems, on property located at 347 Rochdale St., Auburn, MA. Map 29, Par 7. (Cont. from 3/26/19)

**7:10 PM Creation of a new Section 12 of the Auburn Zoning Bylaws** establishing and governing the Drury Square Village District (DSVD); Amending section 2.1 adding Drury Square Village District to the Classification of Districts; Amend Section 3.1 adding Drury Square Village District to the table of uses; Amend Section 9.6.1 adding the Planning Board as the Drury Square Village District Special Permit Granting Authority; Amend Section 5.4 adding Drury Square Village District to the dimensional table; Amend the Auburn Zoning Map defining the boundaries of the Drury Square Village District

**7:15 PM Creation of a new Section 13 Auburn Zoning Bylaws** to define and govern Tiny Homes; An amendment to table of uses 3.1 and 3.2 to add a new section 3.2.2.11 for Tiny Homes;

An amendment to Section 3.7 amending 3.7.4 to allow Tiny Homes  
**7:20 PM Citizens Petition to allow Tiny Homes amending Auburn Zoning Bylaws** Section 3.2, 3.7.4, 9.3; Add language requesting that adherence to the 2015 IRC Mass Building Codes will be in all cases trumped by the 2018 IRC Mass Building Codes for one and two family dwellings; make reference to Appendix Q

**7:25pm Applicant: Raymond & Molly Bonneville, a request for a Special Permit** under Section 5.3.2 of the Auburn Zoning Bylaws, to create a hammerhead lot on property located at 23 Sunrise Ave., Auburn, MA. Map 8, Parcel 12. (Cont. from 2/26/19)

**7:35pm Applicant: Jonathan Poulin a request for Site Plan Approval** under Sections 3.2.6.11 & 5.4 of the Zoning Bylaws for the operation of a new landscape business garage on property at 121 Southbridge St. Auburn, MA. Map 12 Parcel 143.

(Cont. from 3-26-19)

**Discussions:**

476 Leicester St.-Lot 1 Site Plan/Stormwater changes

476 Leicester St. Bridge-structural review

Reliant – signs

188 Oxford Street N- site plan amendment

Blaker Street- Ashworth Hill Subdivision

**Minutes:** 3/26/19

**Member/Town Planner Updates**

**Adjournment / Next Meeting:** April 23, 2019