



# Town of Auburn Planning Board Meeting Agenda

Tuesday November 12, 2019  
Auburn Town Hall, 104 Central Street  
Planning Board Meeting Room, 2nd Floor, 7PM

## Board Members:

Wendy Steinhilber,  
Chairperson  
John Regan, Vice Chair  
Ron Brooks  
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)  
[ebellos@town.auburn.ma.us](mailto:ebellos@town.auburn.ma.us)

## Office Staff:

Adam Menard, Town Planner  
Elizabeth Bellos Land Use  
Clerk

## ANR:

## PUBLIC HEARINGS:

**7:05 Two Family Detached Dwelling** Requesting Site Plan approval under Section 9.4 for a Two Family Detached Dwelling on property located at 6 Pioneer Lane, Auburn, MA. Map 55, Parcel 183. (w/waivers)

**7:10 Two Family Detached Dwelling** Requesting Site Plan approval under Section 9.4 for a Two Family Detached Dwelling on property located at 10 Stone St, Auburn, MA. Map 57, Parcel 018. (w/waivers)

**7:15 Arcade Game Room** Requesting Special Permit under Section 3.2.5.4 of the Zoning Bylaw for an amusement facility on property located at 385 Southbridge Street Auburn MA Map 33 Parcel 87 (w/waivers)

**2019 Auburn Master Plan** Requesting the adoption of the Master Plan

**Applicant Mass Ten Enterprises LLC**, requesting a Site Plan Approval, under Section 3.2.5.2 & 3.2.5.3 of the Auburn Zoning Bylaws for a restaurant use and Special Permit, under Section 3.9.2.2 for a drive thru service use (Starbucks) on property located at 824 Southbridge St. Auburn, MA Map 66, Parcel 148. *(Cont. from 10/22/19)*

**Applicant Chester P Tuttle Post**, requesting Site Plan Approval under Section 3.2.3.8 of the Zoning Bylaws for a private lodge or club on property located at 88 Bancroft Street, Auburn, MA. Map 34, Parcel 11. *(Cont. from 10/22/19)*

**Applicant: SZLL Realty, LLC, a Definitive Subdivision Plan**, for a thirteen (13) lot single family home development on property located at 178 Hampton St. and 19 Eaton Avenue. Map 12, Parcel 120. *(Cont. from 10/22/19)*

**Applicant: Massad Family LLC**, requesting **Modification of Site Plan Approval** under Section 9.4.1 of the Auburn Zoning Bylaws for parking, landscaping, and site layout reconfiguration on property located at 54 Faith Ave *(Cont. from 10/22/19)*

## OTHER BUSINESS:

**Site Plan Modification: Reliant Medical Signs** 385 Southbridge St.  
**Lundgren Landscaping** 117 Washington St.  
**Auburn Mall Signs** 385 Southbridge St

**Decisions: Strategic Behavioral Solutions** 390 Southbridge St.

**Minutes:** 10/22/19

**New Business Unforeseen by the Chair**

**Member/Town Planner Update**

**Adjournment / Next Meeting:** 12/10/2019