

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Select Board Meeting Room
January 08, 2019– 7:00p.m.

Members Present: Ron Brooks, Wendy Steinhilber, Scott Wrenn, John Regan, Nicholas Lynch, Steven Chambers

Members Absent: None

Also Present: Adam Menard - Town Planner, William Coyle - Director of Department of Public Works, Rachel Pressey- Staff Assistant

Mr. Brooks called the meeting to order at 7:00 p.m. The Town cable staff was present, and the meeting was recorded and televised. No other attendee was recording the meeting.

Reorganization:

Mr. Brooks nominated Ms. Steinhilber as Planning Board Chair, seconded by Mr. Regan. ***The Board voted 5-0 in favor.***

Ms. Steinhilber nominated Mr. Brooks as Planning Board Vice-Chair, seconded by Mr. Wrenn. ***The Board voted 5-0 in favor.***

Minutes:

12-11-2018:

Mr. Wrenn made the motion to approve the December 11, 2018 Planning Board meeting minutes, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

Member Discussion:

1. Conflict of Interest & Open Meeting Law

Mr. Menard explained to the Board that the Conflict of Interest and Open Meeting law certification needs to be completed and certification should be sent to the Town Clerk.

2. Central Massachusetts Regional Planning Commission – District Local Technical Assistance Grants

Mr. Menard asked the Board to support Master Plan outreach and zoning bylaw diagnostic grant proposals.

Mr. Regan made the motion to support the Master Plan outreach and zoning diagnostic, grant proposals, seconded by Mr. Brooks. ***The Board voted 5-0 in favor.***

3. Rules & Regulations for Special Permits and Site Plan Approval

Mr. Menard informed the Board a Public Meeting has been scheduled for the January 22, 2019 Planning Board meeting for Rules & Regulations for Special Permits and Site Plan Approval. Mr. Menard plans to meet with the Department of Public Works and the Building Commissioner for further recommendations prior to the Public Meeting. Mr. Menard asked the Board to submit any questions or comments prior to the Public Hearing.

Public Hearings:

7:05pm Applicant: Massad Family, LLC, a request for Site Plan Approval under Section 6.7 of the Auburn Zoning Bylaws for the expansion of a dealership parking lot and vehicle storage, on property located at 24-28-30 Faith Avenue

Zachary Gless, civil engineer from Existing Grade Incorporated was present at the meeting. Mr. Gless provided pipe crossing detail updates with fill in between pipes to negate settling. Mr. Gless also shared crosswalk system details; battery holds 10-14 day storage based on 300 daily uses, and plans to conduct a solar analysis to ensure the panels and batteries are size appropriate. Mr. Gless further addressed DPW concerns about the push actuation of the crosswalk signs and explained that both sides will flash when pushed on one side.

Mr. Coyle recommended crosswalk maintenance and replacement be a condition of approval.

No public comment

Mr. Brooks made the motion to close the public hearing, seconded by Mr. Regan. ***The Board voted 5-0 in favor.***

Mr. Brooks made the motion to approve the Site Plan with conditions, seconded by Mr. Regan. ***The Board voted 5-0 in favor.***

Waivers Request - 117 Washington St, Landscape requirements section 11.2.2, 11.5, & 11.5.3

Howard Stempler of Seder and Chandler LLP and Brian Nelson of Metrowest Engineering were present at the meeting Mr. Nelson asked the Board for 3 landscaping waivers; landscaping engineer stamping, front buffer screening reduction, and elimination of landscape islands. Mr. Nelson informed the Board the plans have been reviewed by a botanist, and the front buffer reduction and landscape island elimination would maximize parking.

Mr. Regan asked about the guardrail locations and the height of the retaining wall.

Mr. Nelson explained that guardrails are located where the grading is steep and the proposed retaining wall is 5 feet.

No public comment

Mr. Brooks made the motion to grant landscape waivers 11.2.2, 11.5, & 11.5.3, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

7:15 PM Applicant B & P Properties, LLC, a request for a Site Plan Approval under Section 3.2.7.6, 3.2.5.0, 3.2.5.2 & 9.4 of the Auburn Zoning Bylaws for a motor vehicle repair /body shop use and retail store and sales use or lunchroom, restaurant. Request for a Special Permit under Section 3.2.6.11 for a multiple business use and Section 3.9.2.2 Drive up facility of the Auburn Zoning Bylaws use on property located at 117 Washington St., Auburn, MA. Map 27, Parcel 8.

Howard Stempler of Seder and Chandler LLP and Brian Nelson of Metrowest Engineering were present at the meeting. Mr. Stempler shared lighting, infiltration, snow removal, fencing and planting Site Plan revisions. Mr. Stempler explained additional updates, based on the second peer review, are in process.

Mr. Menard informed the Board that the second Peer Review comments came in the day before the meeting.

Ms. Steinhilber stated that the second peer review material would not be reviewed until the next Planning Board meeting. Ms. Steinhilber asked if earth removal would be moved to the rear of the property, if the Access Permit with Massachusetts Department of Transportation has been addressed, and if parking would be impacted by snow storage.

Mr. Nelson explained that drawings have been sent to the Massachusetts Department of Transportation, with plans to schedule a meeting. Snow would not affect parking, as it would be stored in the rear of the property, with excessive snow removed from site. Mr. Nelson also explained that he is working with the Building Commissioner on earth removal relocation.

Mr. Coyle suggested that soil testing be observed by the town or independent contractor and asked if the quonset hut uses town water or sewer service.

Mr. Nelson said if the quonset hut was served by town water, it would be capped.

Mr. Regan asked about a Fire Department propane tank permit, a 2-inch self-draining curb stop, and suggested adding a manhole in the left corner to eliminate the sharp curve.

Mr. Stempler asked the Board to reconsider allowing land clearing prior to Site Plan approval.

Mr. Coyle suggested obtaining Massachusetts Department of Transportation approval prior to granting land-clearing permission.

No public comment.

Mr. Wrenn made the motion to continue the public hearing to the January 22, 2018 Planning Board meeting, seconded by Mr. Brooks. ***The Board voted 5-0 in favor.***

7:25 PM Applicant Quest 28 Millbury LLC, a request for Site Plan Approval under Section 9.4.1 of the Zoning Bylaws for the expansion of a parking area on property located at 28 Millbury St. Auburn MA. Map 42 Parcel 25

Eoin Fitzgerald of Rabina Properties was present at the meeting. Mr. Fitzgerald explained that there would be no reduction to parking due to elevator construction and Conservation Commission provided a no effect determination.

No public comment.

Mr. Wrenn made the motion to close the public hearing, seconded by Mr. Brooks. ***The Board voted 5-0 in favor.***

Mr. Wrenn made the motion to approve the Site Plan with conditions, seconded by Mr. Regan. ***The Board voted 5-0 in favor.***

7:30 PM Applicant ZPT Energy Solutions, a request for a Site Plan Approval under Section 9.4.1 of the Auburn Zoning Bylaws for the installation and operation of a Large Scale, Ground Mounted Photovoltaic Facility on property located at 1 Henshaw Street.

David Kelley of Meridian Associates, Paul McLean and Barry Skoultchi of ZPTII Energy were present at the meeting. Mr. Skoultchi reminded the Board a Special Permit has been obtained from the Zoning Board of Appeals and a Notice of Intent was filed with the Conservation Commission. Mr. Skoultchi provided the Board with information about vegetation growth underneath the solar panels and explained that Henshaw Street would not be a viable access point due to title issues, fire department access, and wetlands.

Mr. Kelley shared Site Plan revisions based on peer review; drainage discharge rerouted away from a Leicester Street, relocation of detention basins away from abutters, and additional screening and guardrails.

Mr. Brooks asked about the acreage of the solar array and if there are plans for additional development on the property.

Mr. Skoultchi explained the solar array is 16 acres of leased land and he is not aware of any plans for additional development.

Mr. Brooks suggested obtaining Town Counsel recommendation about development of the remaining area of the property.

Mr. Coyle explained to the Board that he visited other ZPT Energy Solutions sites and has concerns about the washout of the steep grading gravel and recommended alternative stone options. Mr. Coyle also expressed concerns about 2 existing trees interrupting site distance and further disruption once trees are in bloom. Mr. Coyle also further suggested soil testing be completed prior to Site Plan approval and an engineer's determination for the location of the temporary sedimentation basins.

Mr. Kelley explained that the test pits were conducted with 5 foot depth and were close to the basins. Mr. Kelley asked the Board to include site distance clearing as a Site Plan condition.

Mr. Chambers asked who would be responsible for site distance maintenance.

Mr. Skoultchi stated that ZPT Energy Solutions would be responsible for all property maintenance.

Mr. Regan suggested filter fabric between the loam and the crushed stone in the detention basins to prevent washout. Mr. Regan also asked that the language changed from temporary sediment basins can be removed and brought to finished grade to, temporary sediment basins will be removed and brought to finish grade.

Mr. Brooks made the motion to continue the public hearing to the January 22, 2019 Planning Board meeting, seconded by Mr. Regan. ***The Board voted 5-0 in favor.***

7:35 PM Applicant Jonathan Poulin a request for Site Plan Approval under Sections 3.2.611 & 5.4 of the Zoning Bylaws for the operation of a new landscape business garage on property located at 121 Southbridge St. Auburn, MA. Map 12 Parcel 143

Mr. Menard explained that the Site Plan is currently under peer review.

Mr. Brooks made the motion to continue the public hearing to the January 22, 2019 Planning Board meeting, seconded by Mr. Wrenn. ***The Board voted 5-0 in favor.***

Other Business:

Decommissioning Bond – 476 Leicester Street Solar

Pedro Rodriguez and Stuart Longman of Seaboard Solar Holdings were present at the meeting. Mr. Rodriguez shared a proposed decommissioning bond for a 5-megawatt solar array. Mr. Longman asked the Board if the bond could be an insurance bond.

Mr. Regan expressed concern about the labor, cable removal, and seed distribution costs on the proposal. Mr. Regan suggested a \$60,000 bond increase, distributed throughout the bond.

Mr. Rodriguez informed the Board about an offer to upgrade the array with higher wattage and fewer panels. The new panels will reduce the 5 lot plan to 4 lots.

Tom Shannon of Leicester Street was present at the meeting. Mr. Shannon asked if the modification would remove the detention pond abutting his property and if the lot not used would be open space.

Mr. Rodriguez said the reduction in panels would eliminate the detention pond abutting Mr. Shannon's property and the lot would remain open except for the road to access the other solar array lots.

Mr. Coyle recommended a drainage recalculation for the modifications be completed and submitted to Graves Engineering for peer review.

Mr. Rodriguez also informed the Board about an easement offer from an abutting property owner on Sunrise Avenue. Mr. Rodriguez stated that the easement could be used for construction purposes until the bridge is complete.

Mr. Coyle explained that Sunrise Avenue is a private road and already exceeds the length allowed. Mr. Coyle added that the state of the existing road could not accommodate construction vehicles.

Mr. Longman asked the Board if the cart road used to move between the lots could be left in its current condition. Mr. Longman explained that emergency vehicles would not be servicing the site and the road would only be used a few times a year to clean the drainage basins.

Ms. Steinhilber suggested submitting the drainage recalculations to Graves Engineering for peer review, submit Site Plan modifications to the Town Planner for road alterations, and advise the applicant about bond options based on town counsel recommendations.

Adjournment

Mr. Regan made the motion to adjourn at 8:48pm, seconded by Mr. Wrenn. ***The Board voted 5-0 in favor.***

Next meeting will be January 22, 2019 at 7 PM, at which time the Planning Board will reorganize.

Respectfully Submitted,
Rachel Pressey, Staff Assistant to the Town Manager.

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