

Town of Auburn, Massachusetts
Minutes of the Meeting
Conservation Commission
Auburn Town Hall Planning Board Room
Wednesday, January 9, 2019

Members Present: Michael Garland, Carolyn Corriveau, Thomas Fallon and Michelle Culross.

Members Absent: Alison Holmes.

7:00pm Michael Garland called the meeting to order. The Town cable staff was present and the meeting was recorded live. No other attendee was recording the meeting.

7:00pm Meeting minutes of 10-24-18. Carolyn Corriveau motioned to accept the minutes with corrections, second by Michelle Culross. The vote was 3 in favor, 1 abstain-Thomas Fallon.

7:10pm Applicant: Margaret McDermott, a Request for Determination for the construction of a single family dwelling on property located at 138 Rochdale St., Auburn, MA. Map 16, Parcel 129. (continued from 12-12-18)

Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was Tracy Sharkey from Guaranteed Builders of Douglas, MA with property owner Margaret McDermott.

Michael Garland stated he visited the site and met with Ms. McDermott's daughter and she pointed out the locations of the proposed dwelling, where the straw wattles will be installed and the stream. All appeared as shown on the plan.

Thomas Fallon motioned to close the public hearing, second by Michelle Culross. The vote was all in favor.

Thomas Fallon motioned to issue a Negative Determination, for 138 Rochdale St., second by Carolyn Corriveau. The vote was all in favor. A Determination of Applicability was signed.

7:15pm Applicant: A & N Realty Trust, a Notice of Intent, for the construction of a 1,500 sq. ft. retail building with parking and associated site work on property located at 872 Southbridge St., Map 65, Parcel 19. (continued from 12-12-18)

Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor. No one was present for the hearing. The applicant will be contacted to continue.

7:20pm Applicant: Walter Koza, a Notice of Intent, for the construction of a single-family dwelling on property located at 41-43 Stone St., Auburn, MA Map 57, Parcel 33. (cont. from 12-12-18)

Carolyn Corriveau motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Page 2. 1-9-19

Present for the hearing was Glenn Krevosky of EBT Environmental. He explained the changes of the hydrology at the site over the years. A site plan dividing the lots is necessary prior to any approvals. Mr. Krevosky asked for a continuance until the next meeting.

Carolyn Corriveau motioned to continue the hearing until 1/23/19 at 7:15pm, second by Thomas Fallon. The vote was all in favor.

7:35pm Applicant: Marshall Provost, a Notice of Intent for the construction of a single family dwelling, septic system, well and roof runoff infiltration system outside the buffer zone and riverfront areas, on property at South St, Map 79, Parcel 10.(continued from 12-12-18)

Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was Glenn Krevosky of EBT Environmental. He re-explained the site for the commission and stated that Mr. Zack Gless of Existing Grade drafted the site plan. A public hearing will be held by the Planning Board for the request to change the location of the entrance for this hammerhead lot.

Thomas Fallon motioned to close the public hearing, second by Carolyn Corriveau. The vote was all in favor.

Mr. Krevosky stated he will forward the information from the Fish and Wildlife.

7:40pm Applicant: Massad Family LLC, a Notice of Intent, for the construction of a parking lot with underground infiltration and above ground forebay with detention pond on property located at 24, 28 & 30 Faith Ave. Map 61, Parcels 19, 63 & 65. (continued from 12-12-18)

Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was Glenn Krevosky of EBT Environmental explaining the site. Zack Gless of Existing Grade was the design engineer. The drainage and a lighted walkway were addressed in the peer review. Soils are presently stockpiled on the site. The silt was removed from the drains.

Thomas Fallon motioned to close the public hearing, second by Michelle Culross. The vote was all in favor.

7:45pm Applicant: John E. Johnson, a Notice of Intent for new construction of a single-family home on property locate at 707 Oxford St. So., Auburn, MA. Map 68, Parcel 14.

Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was Jeremy Croteau, P.L.S. of DC Engineering, explaining that the property has been owned by Mr. Johnson since 1970's, a Title V had been approved and a well was previously installed.

A plan dated 1993 was first submitted with the Notice of Intent, since then the site was re-flagged and a new plan was drawn. Due to the shape of the site Mr. Croteau was going to be seeking a waiver into the 25' no build zone.

Page 3. 1-9-19

Michael Garland requested a site walk on 1-12-19 at 9am. Mr. Croteau gave his permission and was in agreement to continue the hearing until 1-23-19.

Carolyn Corriveau motioned to continue the hearing until 1-23-19 @ 7:20pm to allow time for a site visit, second by Michelle Culross. The vote was all in favor.

7:50pm Applicant: Scribner Development LLC, a Notice of Intent for construction to replace an existing failed septic system, on property located at 411 Leicester Street. Map 30, Parcel 31. Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was Jeremy Croteau of DC Engineering and informed the commission that Lenard Engineering was in the process of a peer review for the property. The issue is the shape of the site and the close proximity of the abutter's wells, septic system and Chapin Brook. Approval is also needed from the Board of Health. There was discussion of the installation of a tight tank instead of a septic system. The commission would like the septic system located 100' away from the Chapin Brook. The plan is to be revised to see what setbacks will work. Mr. Croteau did not know if the house was to remain and be remodeled or if it was to be demolished and a new one constructed. If a new dwelling was to be constructed this could resolve distance issues. Michelle Culross motioned to continue the hearing until 2-13-19 @ 7:00pm to allow time for the peer review to be completed, second by Carolyn Corriveau. The vote was all in favor.

ORDERS OF CONDITIONS ISSUED:

0 South Street, Marshall Provost, Thomas Fallon motioned to issue a Standard Order of Conditions with Special Conditions 1,2,3,5,8,9,11+13, second by Carolyn Corriveau. The vote was all in favor. The Order of Conditions was signed.

24-28-30 Faith Ave., Massad Family LLC, Carolyn Corriveau motioned to issue a Standard Order of Conditions with Special Conditions 1,2,3,4,5,6,8,9,11.12+13, second by Thomas Fallon. The vote was all in favor. The Order of Conditions was signed.

8:10 Thomas Fallon motioned to adjourn, second by Michelle Culross. The vote was all in favor.

Respectfully submitted,

Sheila Conroy
Administrative Assistant

The meeting minutes of January 9, 2019 were accepted on Feb 13, 2019.