

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall  
January 12, 2021- 7:00p.m.

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**Members Present:** John Regan, Ron Brooks, Steven Chambers and Todd Kirrane

**Members Absent:** Wendy Steinhilber and Nicholas Lynch

**Also Present:** Adam Menard - Town Planner and Rachel Pressey - Staff Assistant

Mr. Regan called the meeting to order at 7:00 pm and provided remote participation instructions for meeting attendees and access information to interested viewers. The Town cable staff recorded the meeting.

**ANR:**

**Craig Falkengren - 43 Eddy Street**

Mr. Falkengren shared plans to transfer a small parcel between abutters to preserve a shed.

No public comment.

Motion made at 7:08 p.m. to approve the ANR Plan by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

**Public Hearings:**

**Jeff Gervais, Gervais Mechanical Services LLC, requesting Site Plan Approval under Section 3.2.5.7 of the Auburn Zoning Bylaw, for a plumbing, heating, and air conditioner contractor to occupy a currently vacant building at property located at 200 Southbridge Street, Auburn MA. Map 18 Parcel 36.**

Motion made at 7:10 p.m. to open the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Mr. Menard asked the Board to request two Site Plan hard copies as a condition of approval.

No public comment.

Motion made at 7:12 p.m. to close the public hearing by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Motion made at 7:13 p.m. to approve the Site Plan, with submission of two Site Plan hard copies by Mr. Chambers, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

**JT Acquisitions LLC, requesting Site Plan Approval under Section 9.4 of the Auburn Zoning Bylaw, for construction of a two buildings on currently vacant land with landscaping and stormwater management improvements on property located at 15 Technology Drive, Auburn MA. Map 42 Parcel 40.**

Todd Brodeaur of Fletcher Tilton shared the Fire Departments comments regarding the fire suppression system, restricted access to the rear of building one, and recommendation that the width between the two buildings be increased from 18 feet to 20 feet. Mr. Brodeaur informed the Board that Fire Captain Morin is satisfied with the Plan, with just one building constructed.

Mr. Chambers suggested removing the second building from the site plan. Mr. Regan agreed and suggested shadowing the second building on the Site Plan, with a note stating intending for future build. Mr. Regan further asked about the ground material in the proposed second building area and the northeast snow storage drainage location.

Jason Dubois of DC Engineering and Survey explained that the rear of the property has an inclined slope, directing water to the eastern catch basin. Mr. Brodeaur proposed leaving the second building site in a gravel state.

Mr. Regan recommended adding contoured slope, oil and water separator exhaust, and cascade illumination details to the Site Plan. Mr. Regan also suggested loam and seeding the second building site or contacting the Department of Public Works regarding acceptable materials.

Mr. Brodeaur informed the Board that the Town Engineer has requested observed additional test pits at the infiltration basin. Mr. Brodeaur also requested lighting and architect landscaping plan waivers.

Mr. Brooks asked if the proposed lighting would reflect on the Massachusetts Turnpike and what landscaping is proposed.

Mr. Dubois explained that the building will house wall pack lighting, with 2 six-foot poles in the parking lot, that will not reflect over the property line. Mr. Brodeaur added that the proposed landscaping includes 13 trees throughout the parking area, low-lying bushes throughout the property, and a 10-foot strip surrounding parking areas and Technology Drive,

No public comment.

Motion made at 7:42 p.m. to waive the architect stamped requirement on the landscape plan by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Motion made at 7:43 p.m. to waive the lighting plan by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Motion made at 7:44 p.m. to continue the public hearing to the January 26, 2021 Planning Board meeting by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

**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.**

Motion made at 7:45 p.m. to continue the public hearing to the February 09, 2021 Planning Board meeting by Mr. Chambers, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

**Discussion:**

**Chapter 61 Notice of Intent - 50 Washington Street**

Mr. Menard shared a Notice of Intent to sell 50 Washington Street, a parcel covered under MGL Chapter 61, granting the Town the right of first refusal. Mr. Menard asked the Board to evaluate the parcel and determine whether to recommend or not recommend purchasing the parcel.

Mr. Chambers shared the Open Space Committee's decision to not recommend the Town purchase the parcel, based on building challenges and the potential to acquire the rear portion of the parcel from the proposed buyer.

No public comment.

Motion made at 7:51 p.m. not to recommend the Town purchase 50 Washington Street by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

**One Stop Convenience - 151 Auburn Street**

Mr. Regan shared a stormwater runoff complaint from an abutter of 151 Auburn Street, caused by repaving of the parking lot. Mr. Regan added that the Building Commissioner has not received any applications for the work, nor issued any permits authorizing the site work.

Engineer Tracy Sharkey of GBI proposed temporarily waddling the site as formal site plans are drafted to address the runoff. Ms. Sharkey also asked the Board to recommend a temporary occupancy permit, as the stormwater concerns are mitigated.

Mr. Kirrane suggested resolving the stormwater concerns prior to recommending an occupancy permit.

Mr. Regan suggested replacing the temporary stormwater management waddles with silt fencing and raised concern that no erosion controls were put in place when the parking lot was repaved.

Joe Martin of Pakachoag Acres Daycare explained that the runoff has increased significantly onto his property and worries that it will impact the abutting intermittent stream, causing further runoff onto Auburn Street.

Mr. Menard shared the Building Commissioner's request that the applicant submit a Site Plan for Planning Board review. Mr. Brooks agreed with the Building Commissioner's recommendation.

### **The Reserve at Ashworth Hill Subdivision Lot Release: 1,2,3,4 and Parcels A, B and C**

Mr. Menard informed the Board that the bond has been received and suggested releasing the lots.

Motion made at 8:12 p.m. to release lots 1,2,3,4 and parcels A, B and C by Mr. Chambers, seconded by Mr. Kirrane; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

### **Minutes:**

#### **12-08-2020**

Motion made at 8:12 p.m. to approve the December 08, 2020 Planning Board Meeting minutes by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

### **Adjournment:**

Motion made at 8:13 p.m. to adjourn by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Next meeting will be January 26, 2021 at 7:00 PM.

Respectfully Submitted,

Rachel Pressey, Staff Assistant to the Town Manager.

To access video playback of the Planning Board meetings, please visit [www.auburnguide.com](http://www.auburnguide.com) and click the "Playback of Government Meetings" link on the homepage.

### **Planning Board Packet Documents**

- Site Plan Application - 200 Southbridge Street
- Site Plan - 200 Southbridge Street
- Parking Calculations - 200 Southbridge Street
- Waiver Requests - 200 Southbridge Street
- Building Commissioner Comments - 200 Southbridge Street
- Abutters List - 200 Southbridge Street
- Floor Plan - 200 Southbridge Street
- Narrative - 200 Southbridge Street
- Engineering Division Comments - 15 Technology Drive
- Interior site Plan - 151 Auburn Street
- Parking Lot Photos - 151 Auburn Street
- Building Commissioner Comments - 151 Auburn Street
- Notice Of Intent - 50 Washington Street
- Property Description - 50 Washington Street
- Town Of Auburn - Chapter 61 Policy
- MGL Chapter 61, Section 8
- Planning Board Meeting Minutes - 12/08/2020