

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
January 14, 2020- 7:00p.m.

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

Members Absent: None

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

Ms. Steinhilber called the meeting to order at 7:00 pm. The Town cable staff was present, and the meeting was recorded. No other attendee was recording the meeting.

ANR:

St. Thomas Episcopal Church - 35 Church Street

Mr. Menard informed the Board that a rear portion of the property will be separated and sold.

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

Decision:

Molly Zelle - 325 Southbridge Street

Mr. Menard provided the Board the 325 Southbridge Street decision to sign. Mr. Wrenn had recused himself from the public hearing and refrained from signing the decision.

Public Hearings:

Eversource, requesting Site Plan Approval under 3.2.4.0 of the Auburn Zoning Bylaw for a public or private utility facility on property located at 7, 8, 10 & 12 Westec Drive, Auburn MA Map 27 Parcels 20, 21, 23 & 24.

Todd Brodeur of Fletcher and Tilton and Kathryn Gagnon of Langan Engineering were present at the meeting. Ms. Gagnon shared site plan updates including paving of steeply graded driveway areas and drainage recalculations. Ms Gagnon also informed the Board that the Massachusetts Department of Transportation access permit is not required and the Town Engineer has no concerns about the sewer pump station's capacity or flow.

Mr. Brooks asked if all parking areas and driveways will be paved, if all parking lots have oil and water separators, and expressed interest in visiting the site.

Ms. Gagnon stated that all parking lots have water quality units, all parking and driveways will be paved, except in the training yard, where only steeply graded areas will be paved.

Mr. Regan asked about the increase in impervious area and resulting drainage. Mr. Regan suggested replacing concrete pad gravel with stone and adding concrete utility trench detail.

Ms. Gagnon estimated that the impervious area will increase by 600 square feet and an underground detention system has been added to the training yard.

Mr. Brooks asked Mr. Menard to resubmit the driveway grading revisions to peer review.

Ms. Steinhilber requested written documentation from the Town Engineer regarding the sewer pump station capacity and flow. Ms. Steinhilber also expressed dissatisfaction that the Board's traffic concerns were not addressed.

Mr. Brodeur explained that the proposed traffic increase did not meet the Massachusetts Department of Transportation threshold for additional signage and signals. Mr. Brodeur agreed to contact the reviewing engineers and request additional signage.

No public comment.

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

Mr. Lynch made the motion to approve the Site Plan with the Town Engineer's sewer pump station confirmation, 7:00am - 5:00 pm construction hours and standard conditions, seconded by Mr. Wrenn. **The Board voted 4-0-1 in favor; Mr. Brooks abstained .**

Impact Fitness, Andrew Lawton, requesting a Modification to an existing Site Plan, under Section 9.4.1 of the Zoning Bylaws, for the expansion of the parking area on property located at 314 Washington St., Auburn, MA. Map 42, Parcel 9.

Mr. Menard informed the Board that the applicant has obtained Conservation Commission and Zoning Board of Appeals approval.

Mr. Brooks made the motion to continue the public hearing to the January 28, 2020 Planning Board meeting, seconded by Mr. Regan. **The Board voted 5-0 in favor.**

CGT Inc., requesting a Special Permit and Site Plan Approval under 3.9.2.2 of the Auburn Zoning Bylaw for a drive thru coffee shop located at 711 Southbridge Street, Auburn, MA Map 61 Parcel 37.

Mr. Brooks made the motion to continue the public hearing to the January 28, 2020 Planning Board meeting, seconded by Mr. Regan. **The Board voted 5-0 in favor.**

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

Mr. Menard informed the Board that the site plan is scheduled for Conservation Commission review.

Mr. Wrenn made the motion to continue the public hearing to the January 28, 2020 Planning Board meeting, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

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.

Patrick Doherty of Midpoint Engineering and Todd Brodeur of Fletcher and Tilton were present at the meeting. Mr. Doherty shared access driveway and traffic count site plan updates.

Mr. Brooks raised concerns about the Maple Street access driveway and the queue lane location within a parking aisle.

Mr. Doherty informed the Board that the 3 parcels are owned by one individual and represent one property with shared egresses, utilities, and access driveways.

Mr. Lynch questioned how often the parking aisle would be utilized simultaneously by Chili's and Starbucks' customers; since peak business hours differentiate. Mr. Lynch also suggested that the newest revisions would negatively affect walk-in customers. Mr. Chambers agreed adding that the revisions would improve Route 20 traffic, but would increase parking lot congestion.

Mr. Brodeur explained that the 400-foot queue aisle would sufficiently prevent Route 20 traffic congestion, and ultimately reduce the significance of the pinch point. Mr. Brodeur added that 50% of customers prefer walk-in service and will not utilize the drive-thru option.

Mr. Regan asked if vertical signs would be installed to direct traffic and the location of the crosswalks.

Mr. Doherty showed the proposed signs and crosswalks locations and agreed to add additional signage if necessary.

Ms. Steinhilber informed the Board that the Town Engineer and Police Chief are not in support of the proposal.

Mr. Lynch asked if the proposed queue aisle is in the same location on the original site plan and how often the parking aisle would be used for queueing.

Mr. Brooks expressed concerns about weekend and vacation business peak times conflicting onsite and agreed with the safety concerns expressed by Ms. Steinhilber, the Town Engineer and Police Chief.

Mr. Doherty informed the Board that the parking aisle would not be utilized until 7-8 vehicles are queued.

Mr. Wrenn stated that the previously approved site plan permitted a drive-thru, the queue length is adequate to alleviate Route 20 traffic, opposing peak business hours alleviate parking lot traffic concerns, and adding that the proposal is a great use for the space.

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 Special Permit, seconded by Mr. Lynch. **The Board voted 2-1-2; Mr. Brooks opposed, Ms. Steinhilber and Mr. Regan abstained.**

Mr. Wrenn made the motion to approve the Site Plan, seconded by Mr. Lynch. **The Board voted 2-0-3 ; Ms. Steinhilber, Mr. Brooks and Mr. Regan abstained.**

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.

Mr. Wrenn recused himself from the public hearing.

Attorney Donald O'Neil, engineer Joseph Graham and surveyor Robert O'Neil were present at the meeting. Mr. Graham shared updates including Vesper Street entrance grading, granite curbing, access point tree removal, enlarged detention basin, updated water connection, with plans to run the 8-inch Vesper Street line down Eaton Avenue, with a hydrant and blow off at end of the proposed cul-de-sac.

Mr. Brooks asked about the elevation differences between the proposed lots and Hampton Street, Eaton Avenue and the detention basin, the distance between Southbridge Street and the wetlands, and the detention basin overflow discharge location.

Mr. Graham informed the Board that the wetlands are approximately 300 feet from Southbridge Street, the detention pond overflow will discharge in the wetlands, elevation between Eaton Avenue and the detention basin is 54 feet and the elevation from Hampton Street to the proposed lots is between 22 feet - 40 feet. Mr. Graham further explained that runoff is routed through swales in-between the lots, which feed into the roadside swale and discarded into the detention pond.

Ms. Steinhilber cautioned against riprapping the swales and asked about Hampton Street driveway grading.

Mr. Graham explained that Hampton Street driveways would be filled to increase grading and crowned to direct runoff into swales.

Mr. Chambers indicated that driveway crowning could not sufficiently divert stormwater in the high runoff area. Mr. Brooks agreed adding that the soil is primarily clay and erosion will be problematic until the sites have established vegetation.

Mr. Graham stated that there was no clay in the soil sample and extensive erosion control measures are proposed.

Trisha Wooldridge of 15 Gibson Road stated that her abutting property is primarily clay and shale soil. Ms. Wooldridge also raised concerns about increasing problematic stormwater runoff, the proposed elevations interfering with visibility, and detention basin overflow impacting her property.

Lynn Pearson of 172 Hampton Street questioned the grading and fill material of the proposed Hampton Street driveways and potential erosion expected from stormwater runoff.

Mr. Graham shared plans to use free-draining stone fill for greater water flow and compaction.

Mr. Regan asked for swale detail on the contour plan, trench drains in front of garages, manhole relocation to prevent tree removal, and driveway sloping instead of crowning.

Ms. Steinhilber explained that in addition to Conservation Commission review, peer review will address the stormwater drainage concerns.

Mr. Regan made the motion to continue the public hearing to the January 28, 2020 Planning Board meeting, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

Member/Town Planner Updates:

Proposed Zoning Bylaw Changes

Mr. Menard shared proposed zoning changes including Section 1: Authority and Purpose language of inclusion, signage bylaw typographical correction, removal of Auburn Zoning Bylaw Chapters 14-17 and height restriction increases in certain areas.

Mr. Chambers recommended the proposed height restriction Special Permit require Planning Board and Zoning Board of Appeals approval.

District Local Technical Assistance Grant

Mr. Menard informed the Board about a Central Massachusetts Regional Planning Commission grant application for a Goddard Park conceptual design plan.

Mr. Wrenn made the motion to support the DTLA grant application, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

Ashworth Estates

Mr. Menard informed the Board that Eastland Partners' 40b Local Initiative Program has been granted state approval and plans to submit a Comprehensive Permit to the Zoning Board of Appeals within the next 6 weeks. Mr. Menard said Graves Engineering is supervising all construction.

Minutes:

11-12-2019

Mr. Regan made the motion to approve the November 12, 2019 Planning Board meeting minutes, seconded by Mr. Wrenn. **The Board voted 5 -0 in favor.**

12-10-2019

Mr. Regan made the motion to approve the December 10, 2019 Planning Board meeting minutes as amended, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Adjournment

Mr. Wrenn made the motion to adjourn at 9:14pm, seconded by Mr. Regan. **The Board voted 5-0 in favor.**

Next meeting will be January 28, 2020 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 and click the "Playback of Government Meetings" link on the homepage.

Planning Board Packet Documents:

- Site Plan Approval Decision - 325 Southbridge Street
- Site Plan - 178 Hampton Street & Eaton Street
- Site Plan - 7,8,10 & 12 Westec Drive
- ANR Site Plan - 35 School Street
- ANR Application 35 School Street
- Planning Board Meeting Minutes - November 12, 2019
- Planning Board Meeting Minutes - December 10, 2019
- Response Letter - 7,8,10 & 12 Westec Drive
- Town Engineer Site Plan Review - 711 Southbridge Street
- Article - Remove Duplicate Bylaws
- Article - Dimensional Regulations Height
- Article - Amend Section 1