

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Select Board Meeting Room
January 22, 2019– 7:00p.m.

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

Members Absent: Scott Wrenn

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

Ms. Steinhilber 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.

Signatures:

Decision - 28 Millbury St.

Ms. Steinhilber, Mr. Brooks, Mr. Regan and Mr. Lynch signed the decision.

Decision - 24-30 Faith Ave.

Ms. Steinhilber, Mr. Brooks, Mr. Regan and Mr. Lynch signed the decision.

Public Hearings:

7:05 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.

Mr. Brooks made the motion to continue the public hearing to the February 12, 2019 Planning Board meeting, seconded by Mr. Lynch. *The Board voted 5-0 in favor.*

Member Discussion:

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

Mr. Menard informed the Board the Town of Auburn has been awarded the Zoning Diagnostic assistance and Drury Square design guidelines development grants.

- 2. Mr. Menard invited Planning Board Chair Ms. Steinhilber and any other Planning Board member interested in participating in the MVP workshop on climate change on Thursday, February 27, 2019.**

7:10pm Applicant: Dorothy Page, requesting a Site Plan Approval under Section 8.2.3 of the Zoning Bylaws to allow the extending of a non-conforming use on property located at 230 Leicester St. Auburn, MA, Map 39, Parcel 25.

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

Dorothy Page and Frank Malhert were present at the public hearing. Ms. Page shared plans to rehabilitate a duplex built in 1960 and deemed inhabitable, due to fire in December 2017. The existing footprint will remain, and the proposed changes include a second story, 2-bedroom addition on the right side of the property, a new septic system, and separate front porch entrances, with no change to set back.

Mr. Menard recommended speaking with the Building Commissioner regarding a variance for the front porch modifications.

Mr. Chambers asked if the basements would be separated.

Ms. Page stated that the basement space would be split between the two units.

Mr. Regan asked about gutter drainage and suggested silt fence and hay bales during septic system installation.

Mr. Malhert explained that the gutter drainage runs along the right side of the property, and discharges in the abutting dam.

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 waive topography, lighting, landscaping, site plan, and drainage, seconded by Mr. Lynch. *The Board voted 5-0 in favor.*

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

7:15 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 February 12, 2019 Planning Board meeting, seconded by Mr. Regan. *The Board voted 5-0 in favor.*

7:20 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. Nelson shared preliminary feedback regarding the Access Permit, stating the Massachusetts Department of Transportation is reviewing the entrance drainage and overflow street drain tie-in. Mr. Nelson informed the Board about updates to the stormwater management system, including additional length to the front infiltration system and adjusting acute angles to 90 degrees. Mr. Nelson added additional test pits were dug Wednesday, January 16, 2019, observed by peer review, and validated that the proposed system would be effective.

Ms. Steinhilber asked about an Earth Removal Permit and an ADA accessible route between the two buildings.

Mr. Nelson stated that he received a letter from the Building Commissioner on January 11, 2019 stating exemption from the Earth Removal Bylaw, since it is going through Site Plan and Special Permit review. Mr. Nelson also shared correspondence with the Building Commissioner regarding ADA requirements, stating handicap accessibility between the buildings would not be required since each building is handicap accessible and movement between the buildings requires a vehicle.

Mr. Regan asked about the slope on the entrance coming from Washington Street.

Mr. Nelson stated the 30 foot from Washington Street is 2.5-3 percent grade to allow a leveling pad, up at 8 percent at the intersection, and up another 8 percent at the second pad.

Mr. Regan recommended earth removal remain in town, particularly the Town landfill or cemetery and Massachusetts Department of Transportation Access Permit be conditioned with Site Plan 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.***

7:30 PM Applicant A & N Realty Trust, a request for Site Plan Approval under Section 3.2.7.1 of the Zoning Bylaws for a stone and granite retail display and sales establishment on property located at 872 Southbridge St. Auburn, MA. Map 65, Parcel 19.

Zac Couture of HS&T Group was present at the meeting. Mr. Couture shared Site Plan revisions; updated landscaping and lighting plans, soil testing with system adjustments based on results, semi-truck restriction, snow storage, and an additional employee parking space, with corresponding drainage updates to accommodate the additional impervious surface. Mr. Couture also shared hydrology and stormwater updates based on feedback from the Water Department; shallowing of the infiltration system with large outlet pipe to wetlands. Mr. Couture also informed the Board that Water Department Superintendent Ken Smith requested a preconstruction meeting to ensure the building or water service is within Water Department compliance.

Mr. Menard stated that the Site Plan updates are currently under peer review.

Mr. Regan made the motion to continue the public hearing to the February 12, 2019 Planning Board meeting, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

7:45pm Proposed Amendments to the Planning Board Rules and Regulations for Special Permits, Site Plan Approvals and a new regulation for Site Construction Inspections. A revised fee schedule for Special Permits, Site Plan Approvals, Subdivisions and any other Planning Board fees.

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

Mr. Menard reminded the Board the Department of Developmental and Inspections Services, Department of Public Works, and the Town Manager have reviewed the proposed amendments to Rules and Regulations for Special Permits, Site Plan Approvals, new regulation for Site Construction Inspections, and a revised fee schedule. Mr. Menard asked the Board to provide feedback on the proposed amendments.

Ms. Steinhilber voiced support for the proposed Site Plan Construction Inspections. Mr. Regan agreed.

Mr. Chambers asked about the proposed decrease in lot release fees.

Mr. Menard stated that the lot release decrease in fees was in correlation to the increase in subdivision fees.

Mr. Regan asked if the Massachusetts Department of Public Utilities would be responsible for underground utility inspections or if it would be town departments.

Mr. Menard explained that it would be town departments, but will further investigate whether Massachusetts Department of Public Utilities inspection would be required.

No public comment

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

Mr. Regan made the motion to approve the Planning Board Rules and Regulations amendments, Site Construction Regulation, and revised fee schedule for Special Permits, Site Plan Approvals, Subdivisions and any other Planning Board fees, with comments, seconded by Mr. Regan. ***The Board voted 5-0 in favor.***

Adjournment

Mr. Regan made the motion to adjourn at 8:13pm, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

Next meeting will be February 12, 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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