

Town of Auburn, Massachusetts
Minutes of the Meeting
Conservation Commission
Auburn Town Hall Planning Board Room
Wednesday, January 23, 2019

Members Present: Thomas Fallon, Carolyn Corriveau, Michelle Culross and Alison Holmes.

Members Absent: Michael Garland.

7:00pm Thomas Fallon 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 Applicant: William Milinazzo, a Request for Determination (RDA) for the clearing of invasive plants, dead fallen trees, standing deadwood and cutting out of overcrowded trees and the planting of native plants and shrubs on property located at 511 Rochdale St., Auburn, MA. Map 53, Parcel 16.

Present for the RDA was Mr. Milinazzo, at which time he discussed the cleanup he would like to do at his property. Mostly deadwood and invasive plant removal and planting of native plants such as laurel, and cedar.

Alison Holmes asked Mr. Milinazzo when he would like to do this work and he stated sometime next year.

The removal will be done with a tractor and by hand. The removal of vines out of tree canopy. Carolyn Corriveau motioned to continue the hearing until 2-27-19, to allow time to visit the site, second by Michelle Culross. The vote was all in favor. The commission will contact Mr. Milinazzo when they can arrange for a site visit.

7:10pm Applicant: Anthony Benvenuti, a Notice of Intent, for the construction of a new home, septic system, well and associated site work on property located at 795 Oxford St. South, Auburn, MA Map 78, Parcel 30.

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

Present for the hearing was Rob Lucier and David Faist of McClure Engineering, representing Mr. Anthony Benvenuti.

Mr. Lucier explained the site being a hammerhead lot directly behind Mr. Benvenuti's home on 797 Oxford St. South. Part of the driveway and well will be located within the 50' buffer zone and the house driveway within the 100' buffer. There is an existing stone wall on the site. 692' of erosion control will be installed.

The commission requested a site visit, therefore, the meeting was continued until 2/13/19 @ 7:10pm. The motion was made by Michelle Culross, second by Carolyn Corriveau. The vote was all in favor.

7:15pm 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. 1-9-19) Alison Holmes motioned to open the public hearing, second by Michelle Culross. The vote was all in favor. A request to continue was received, pending the division of the lot and a recorded plan.

Michelle Culross motioned to continue the public hearing until 2/13/19 @ 7:15pm, second by Carolyn Corriveau. The vote was all in favor.

7:20pm Applicant: John E. Johnson, a Notice of Intent for new construction of a single family home on property located at 707 Oxford St. So., Auburn, MA. Map 68, Parcel 14. (cont. 1-9-19) Michelle Culross motioned to open the public hearing, second by Alison Holmes. The vote was all in favor.

Thomas Fallon stated how he and Michael Garland visited the site. The site was narrow and long with wetland found along the side and rear. A proposed dwelling 20' X 60' is to be located on the site. A well and septic have previously been installed. A new Title 5 has been completed. Erosion control will be installed of a silt fence and straw bales. A waiver of the 25' no build zone will need to be obtained, as the dwelling will be located 23.3' at the closes point to the wetland. EcoTec, Inc. had flagged the site. Mr. Johnson wants to sell the property that he has owned since 1979. He wishes to obtain clarification that the lot is buildable. If and when an Order of Conditions is issued he would be willing to specify that a dwelling must be located where it is now shown on the plan. He stated the water level has remained the same for all of these years. There will be no replication on the site.

No comments from the public and no further questions by the Commission.

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

7:25pm 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 1-9-19)

Present for the hearing was Zack Couture of H.S.&T. Group to explain the Notice of Intent. He informed the Commission that Graves Engineering had conducted a peer review and the last comments and revision from H.S.&T. were sent back to them. A ground water test was completed. The site use is for retail sales of granite. The owners are presently operating Shrewsbury Granite in Shrewsbury and want to open an additional site in Auburn.

The final plans should not change. There will be no work within the 25' buffer. Riprap will be installed at the end of the drainpipe of the infiltration system. There will be minimal excavation and the building will be constructed on a slab foundation. The infiltration system was move out of the 50' buffer.

No further comments or questions. No abutters were present.

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

Page 3. 1-23-19

23 Brook St. Justin Stelmok was present stating that Emerson Homes has purchased 23 Brook St. which presently is subdivided off of the subdivision known as Whitetail Run. There is an expired Order of Conditions showing up on the deed and they need to obtain a Certificate of Compliance to clear the deed. A new Notice of Intent will be filed by Arthur Allen of EcoTec, Inc. specifically for this individual lot on 23 Brook Street.

Mr. Stelmok will attend our next meeting seeking a Certificate of Compliance.

476 Leicester St., Seaboard Solar, Nick Facendola contacted the office stating there will be some minimal bridge work done at the site and was asking if he would need to Amend the Order of Conditions. After reviewing the proposed changes, the Commission felt it was minimal and necessary work. Mr. Fracendola and/or Pedro Rodriquez will attend the 2-13-19 meeting to answer any questions.

Meeting Minutes:

9-26-18 Michelle Culross motioned to approved with amendments, second by Carolyn Corriveau. The vote was all in favor.

10-10-18 Minutes to be voted on at the next meeting.

11-7-18 Carolyn Corriveau motioned to approve the minutes, second by Alison Homes. The vote was 3 in favor, 1 abstained Michelle Culross (not present on 11-7-18)

12-12-18 Carolyn Corriveau motioned to approve the minutes, second by Michelle Culross. The vote was all in favor.

707 Oxford St., John Johnson. The Order of Conditions will be issued at the 2-13-19 meeting.

ISSUED ORDER OF CONDITIONS:

872 Southbridge St. A & N Realty. Carolyn Corriveau motioned to issue a Standard Order of Conditions with Special Conditions 1,2,3,5,7,8,9,11 +13, second by Alison Holmes. The vote was all in favor.

8:34pm Alison Holmes motioned to adjourn, second by Michelle Culross. The vote was all in favor.

Respectfully submitted,

Sheila Conroy
Administrative Assistant

The meeting minutes of January 23, 2019 were accepted on February 13, 2019.