

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
January 28, 2020- 7:00p.m.

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

Members Absent: Wendy Steinhilber

Also Present: Adam Menard - Town Planner

Mr. Regan 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.

Public Hearings:

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.

Filipe Cravo of R Levesque Associates Inc. shared plan revisions including 180 degree rotating of the proposed building, queue and exit relocation, and 6 parking space reduction, meeting parking requirements.

Mr. Chambers asked about the crosswalk location and if the Auburn Fire Department has reviewed the revisions.

Mr. Menard informed the Board that the revised plan is currently being peer reviewed and waiting on Fire Department comments regarding the revisions.

Mr. Regan asked about the Massachusetts Department of Transportation Access Permit and suggested a 2x2 concrete block under the curb stop for proposed water service.

Mr. Cravo explained that an Access Permit is required for the utility connection and has been filed with the Massachusetts Department of Transportation.

No public comment.

Mr. Wrenn made the motion to continue the public hearing to the February 11, 2020 Planning Board meeting, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

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.

Mike Sullivan of Cornerstone Engineering and Andrew Lawton of Impact Fitness were present at the meeting. Mr. Sullivan shared plans to amend the parking plan to

add 16 diagonal parking spaces along a one-way travel lane in front of the building, exiting right turn-only onto Route 20. Mr. Sullivan informed the Board that peer review and the Massachusetts Department of Transportation are satisfied with the modifications, only requiring a modification filing for impeding the right-of-way. Mr. Sullivan added that Conservation Commission approval is pending.

Mr. Chambers asked about compact vehicle parking space requirements. Mr. Regan asked about additional signage and if the proposed shrubbery would affect site distance.

Mr. Lawton showed the Board the proposed new signage and planting locations, explained that the Zoning Board of Appeals required planting and privacy fencing when granting the Variance to prevent headlights shining into traffic. Mr. Sullivan added that 30 percent of parking can be designated compact vehicles and the revised plan proposes 27 spaces.

No public comment.

Mr. Lynch made the motion to continue the public hearing to the February 11, 2020 Planning Board meeting, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

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. Menard explained that a stormwater report needs to be submitted for peer review.

Mr. Brooks made the motion to continue the public hearing to the February 11, 2020 Planning Board meeting, seconded by Mr. Lynch. **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 a Conservation Commission site walk and review is scheduled for February 12, 2020.

Mr. Wrenn made the motion to continue the public hearing to the February 25, 2020 Planning Board meeting, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

Decision:

Rocky River Realty & Westec Properties 7, 8, 10, & 12 Westec Drive SPA (Eversource)

Mr. Menard provided the Board the 7, 8, 10, & 12 Westec Drive SPA decision to sign.

Mass Ten Enterprises 826 Southbridge Street SPA (Starbucks)

Mr. Menard provided the Board the 826 Southbridge Street SPA decision to sign.

Mass Ten Enterprises 826 Southbridge Street SP (Starbucks)

Mr. Menard provided the Board the 826 Southbridge Street decision to sign.

Discussion:

Proposed Zoning Bylaw Changes

Mr. Menard shared proposed zoning changes to the Table of Uses and Use Descriptions focusing on removing outdated business varieties, removal of duplicate open space bylaws, inclusion of biotech and mixed-use business spaces. Mr. Menard asked the Board for feedback as modifications are drafted and invited the Board to the Zoning Board Amendment public hearing scheduled for February 3, 2020.

Conflict Of Interest

Mr. Menard reminded the Board to respond to the Town Clerk regarding Conflict of Interest requirements.

Minutes:

01-14-2020

Mr. Brooks made the motion to approve the January 14, 2020 Planning Board meeting minutes as amended, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

10-22-2019 - Executive Session

Mr. Brooks made the motion to approve the October 22, 2019 Planning Board Executive Session meeting minutes, seconded by Mr. Chambers. **The Board voted 5-0 in favor.**

Mr. Brooks made the motion to approve the October 22, 2019 Planning Board Executive Session meeting minutes to the public, seconded by Mr. Chambers. **The Board voted 5 -0 in favor.**

Member/Town Planner Updates:

Seaboard Solar - 476 Leicester St

Mr. Menard informed the Board that Seaboard Solar was granted state approval, with submission of phased construction plan approved at a public hearing as a condition. Mr. Menard informed the Board that the public hearing will be scheduled for the February 11, 2020 Planning Board meeting and abutters will be notified.

Adjournment

Mr. Wrenn made the motion to adjourn at 7:57pm, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

Next meeting will be February 11, 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 - 7,8,10 &12 Westec Drive
- Parking Calculations - 711 Southbridge Street
- Response to Review comments - 711 Southbridge Street
- Site Plan Revisions - 711 Southbridge Street
- Site Distance And Safety Assessment - 711 Southbridge Street
- Stormwater Drainage Report - 711 Southbridge Street
- Special Permit Decision - 824 Southbridge Street
- Site Plan Decision - 824 Southbridge Street
- Planning Board Meeting Minutes - January 14, 2020
- Planning Board Meeting Minutes - October 22, 2019 - Executive Session
- Response Letter - Hampton Street Subdivision
- Article - Draft Description Of Uses
- Article -Zoning Districts
- Article - Proposed Table Of Use Draft