

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
February 11, 2020- 7:00p.m.

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

Members Absent: Wendy Steinhilber and Nicholas Lynch

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

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.

ANR:

Auburn Mall 385 Southbridge Street

Todd Brodeur of Fletcher Tilton shared plans to detach Reliant Medical from 385 Southbridge Street, create an individual parcel and address on Brotherton Way. The new parcel will have reciprocal mall easements and no changes to ownership.

Mr. Wrenn made the motion to approve the ANR Plan, seconded by Mr. Chambers.

The Board voted 4 -0 in favor.

Central One Federal Credit Union Southbridge Street

Mr. Menard shared plans to reduce the existing 5-parcel Central One Federal Credit Union site to 3-parcels.

Mr. Chambers asked if the proposal meets setback requirements. Mr. Wrenn requested a revised plan with setback details.

Mr. Chambers made a motion to require a plan with setback detail of the building currently under construction, seconded by Mr. Brooks. **The Board voted 4-0 in favor.**

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.

Mr. Brooks made the motion to continue the public hearing to the February 25, 2020 Planning Board meeting, seconded by Mr. Wrenn. **The Board voted 4 -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.

Mr. Wrenn made the motion to continue the public hearing to the March 10, 2020 Planning Board meeting, seconded by Mr. Brooks. **The Board voted 4 -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. Brooks made the motion to continue the public hearing to the February 25, 2020 Planning Board meeting, seconded by Mr. Chambers. **The Board voted 3-0 in favor; Mr. Wrenn recused himself.**

Site Plan Modification:

Auburn Elks 754 Southbridge Street

Mr. Menard shared plans to restripe the existing parking lot to isolate an area for outdoor entertainment. Mr. Menard added that the restriping will increase the parking from 147 to 153 spaces and shared the Town Engineer's recommendation that a guardrail-type barrier around the outdoor entertainment area be required.

William Coakley informed the Board that when outdoor events take place, parking is prohibited in the rear lot. Mr. Coakley expressed hesitation about installing a permanent barrier around the entertainment space, as the club intends to utilize the space as mixed-use.

Mr. Brooks and Mr. Regan recommended drilling postholes in the parking lot for portable fencing to provide adequate safety, while removable.

Mr. Menard explained that the barrier requirements are under the purview of the Board of Selectmen and the Alcoholic Beverages Control Commission.

Mr. Brooks made the motion to accept the proposal as a minor modification, seconded by Mr. Wrenn. **The Board voted 4 -0 in favor.**

Mr. Brooks made the motion to approve the minor modification, seconded by Mr. Wrenn. **The Board voted 4 -0 in favor.**

Discussion:

Proposed Zoning Bylaw Changes

Mr. Menard proposed rezoning an undeveloped area along Washington Street, from industrial park to a highway business district zone; increasing operations diversity and economic viability for the proposed area. Abutters are still being notified, with no opposition to date. Mr. Menard added that there are additional proposed bylaw changes regarding animal control, height restrictions, and language being drafted. Mr. Menard invited the Board to attend a public meeting on March 30th to discuss the proposed zoning bylaw changes and asked the Board to sponsor the articles.

Minutes:

01-28-2020

Mr. Wrenn made the motion to approve the January 28, 2020 Planning Board meeting minutes as amended, seconded by Mr. Brooks. **The Board voted 4-0 in favor.**

Adjournment

Mr. Brooks made the motion to adjourn at 7:45pm, seconded by Mr. Chambers. **The Board voted 4-0 in favor.**

Next meeting will be February 25, 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 Modification Application - 754 Southbridge Street
- Parking Plan - 754 Southbridge Street
- Site Plan Review - 711 Southbridge Street
- Site Plan - 711 Southbridge Street
- Site Plan Revisions - 711 Southbridge Street
- ANR Application - Central One Federal Credit Union
- ANR Plan - Central One Federal Credit Union
- ANR Application - 385 Southbridge Street
- Site Plan Modification Application - 189 Washington Street
- Site Plan Modification - 189 Washington Street
- Planning Board Meeting Minutes - January 28, 2020