

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
February 25, 2020- 7:00p.m.

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

Members Absent: Scott Wrenn and Steven Chambers

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:

Central One Federal Credit Union Southbridge Street

Mr. Menard shared the revised plan with setback details, meeting the requirements.

Mr. Lynch made the motion to approve the ANR Plan, seconded by Mr. Brooks. **The Board voted 4 -0 in favor.**

Edmund Adamiak - 11 Southbridge Street Court

Mr. Menard shared plans to transfer a portion of 13 Southbridge Street Court to 11 Southbridge Street Court, with no concerns regarding irregularity.

Mr. Lynch made the motion to approve the ANR Plan, 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 March 10, 2020 Planning Board meeting, seconded by Mr. Regan. **The Board voted 4 -0 in favor.**

7:05 Applicant: Auburn Water District, demolition of existing water tank, pursuant to a condition of the site plan approval of October 9, 2018 for construction of a water tank at property located at 201 Prospect Street Auburn MA Map 72 Parcel 12.

Mr. Lynch made the motion to open the public hearing, seconded by Mr. Brooks. **The Board voted 4-0 in favor.**

Auburn Water District Superintendent Kenneth Smith and Tata & Howard Inc. engineer Jon Gregory were present at the meeting. Mr. Gregory updated the Board

about plans to advertise the bid for demolition and replacement of the second Prospect Street water tank in early spring 2020, with construction expected to begin in late summer 2020. The demolition and replacement process will mirror that completed on the first tank, except with Massachusetts Department of Environmental Protection oversight and financing.

Ms. Steinhilber asked about lead paint concerns and if the tank could be tented during demolition. Mr. Brooks asked about the demolition process and if any lead paint testing has been conducted.

Mr. Smith informed the Board that due to the age of the water tank, it likely contains lead. Mr. Smith stated that a lead paint encapsulate will be applied to the water tank shell, bonding debris to the water tank, and rubber matting will be placed around the tank to prevent soil contamination. Mr. Gregory further explained the demolition process, beginning with a 6-inch area around base of roof stripping, with a self-containing vacuum, followed by roof torch cutting, with debris dropped in the tank, and shear cutting of the shell. Pre and post demolition soil samples will be conducted, with a third party observer onsite throughout demolition. Mr. Smith added that air quality testing will be performed throughout demolition, but explained that testing is not done in real time and it takes approximately 2-3 days for test results.

James Creelman of 1 Shary Lane asked if the water tank is underground and if it contains asbestos.

Mr. Smith stated that the water tank is not underground and does not contain asbestos.

Elizabeth Gribbons of 7 Sunnyside Road asked if sheering the tank and loading the material could elevate airborne contaminants, how contamination is remediated and if abutters would be notified. Ms. Gribbons also asked about the first water tank air quality test results.

Mr. Gregory stated that the first water tank levels were not elevated during construction. If preconstruction levels increase during demolition of the second tank, work will cease, the site will be remediated, and abutters will be notified.

Mary Johnson of 198 Prospect Street asked for the first water tank's soil sample results and why air quality was only monitored for three days during the first water tank demolition.

Mr. Smith explained that air quality was measured over the three days it took to demolish the first water tank and agreed to provide the soil sample test results from the first demolition.

Joyce Christensen-Bylund of 199 Prospect Street asked if the property fence will be tarped, if wind delays demolition, and if abutters' soil would be tested. Ms. Christensen also asked about the depth of soil testing, who the third party observer would be, and expressed concerns about stormwater runoff.

Mr. Gregory stated that Suez observed the first water tank demolition and replacement, with hopes to use them for the second tank, but cannot guarantee. Mr. Smith explained that soil testing is conducted at 6-inch depths, only going deeper if

contaminants are found. Lead does not travel freely through the soil, so abutting property testing is not necessary. Mr. Smith added that the property fencing was removed, and with the location of the second tank, tarping is unnecessary and stormwater remediation measures will be refreshed onsite.

Doreen Goodrich of 21 Hill Street expressed concerns about lead exposure along the sheer cut edge. Ms. Johnson agreed adding that the second tank has more lead than the first.

Mr. Smith explained that the epoxy bonds tank debris, with escaping debris vacuumed, barreled, and removed from the site. Mr. Smith emphasized that remediation is costly and timely, so all necessary precautions are taken.

Ms. Steinhilber asked if the bid information would be made public. Mr. Regan asked if the plans are stamped by a Licensed Site Professional or a Massachusetts Professional Engineer. Mr. Brooks asked about the water tank replacement cost.

Mr. Gregory stated that the water tank replacement costs between \$1,600,000 - \$1,800,000, the bid information would be made public and a Licensed Site Professional would be involved if necessary.

Mr. Lynch suggested a third party consultant address and alleviate abutters concerns.

Nancy Vescere of 215 Prospect Street asked if the first water tank is in operation.

Mr. Gregory stated that the new tank is operational and the site is being cleaned.

Ms. Steinhilber suggested residents stay abreast of the bid information and contact the Board of Health and Building Commissioner with any concerns. Ms. Steinhilber also asked Mr. Smith to provide abutters the air quality report from the first water tank replacement and to notify them when construction is scheduled to begin on the second tank.

Mr. Lynch made the motion to close the public hearing, seconded by Mr. Brooks. **The Board voted 4-0 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

Stephen F. Madaus of Mirick O'Connell shared site plan updates including new signage, crosswalk with blinking lights, Conservation Commission Certificate of Compliance issued and recorded, and easements reviewed by Town Counsel. Mr. Madaus asked that Board to recommend the Board of Selectmen accept the new Faith Avenue roadway and discontinue the old.

Mr. Menard relayed Town Engineer William Coyle's satisfaction with the project and suggested recommendation to the Board of Selectmen.

Mr. Brooks made the motion to accept the new Faith Avenue roadway, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Mr. Lynch made the motion to discontinue the old Faith Avenue as a public roadway, seconded by Mr. Brooks. **The Board voted 4-0 in favor.**

Site Plan Modification:

Patrick Mazda - 189 Washington Street

Patrick McCarty of McCarty Engineering proposed modifying the Site Plan to heat the sidewalks along the front of the building, relocate all handicap spaces to the front of the showroom and the sign mid-frontage for greater visibility, reducing parking by one space.

Mr. Regan asked if the modification meets parking requirements.

Mr. McCarty stated that the parking plan exceeds the 136 parking space requirement, with 334 total parking spaces.

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

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

Discussion:

Town Meeting - Zoning Warrant Articles

Table of Uses and Descriptions Section 3.2 & 3.3

Mr. Menard informed the Board that the Table of Uses was updated based on current needs and uses.

Ms. Steinhilber and Mr. Regan complimented the updated Table of Uses and Descriptions.

Dimensional Regulation Section 5.4

Mr. Menard informed the Board of plans to increase building heights in certain districts to 50 feet, adding that the Fire Chief does not have any concerns about the proposed changes.

Ms. Steinhilber suggested increasing the height to 65 feet.

Authority and Purpose Section 1

Mr. Menard explained that the proposed changes to language and numbering are based on Central Massachusetts Regional Planning Commission Zoning Diagnostic Report.

Duplicate Bylaws Chapter XIV, XV, XVI, XVII, and XVIII

Mr. Menard informed the Board that the zoning changes are proposed to mirror the 2015 Auburn Bylaw update.

Animals - Section 3.9.1.4 and new section

Mr. Menard explained that the current bylaw prohibits property owners from having more than 4 animals; domestic or livestock. The proposal increases the amounts and types of animals based on lot size and location.

Ms. Steinhilber questioned if the bylaws are too restrictive and regulatory for residents seeking free-range sustainable local sources.

Mr. Menard explained that the proposal seeks to increase personal sourcing for residents, while ensuring that conditions are safe for animals and not a nuisance to neighbors.

Zoning Map

Mr. Menard invited the Board to attend the Zoning Bylaw Review Committee meeting on March 2, 2020, and public meetings on March 16, 2020 and March 30, 2020 to discuss the proposed changes, with a third meeting to be scheduled. Mr. Menard asked the Board to sponsor the articles and send to the Board of Selectmen to be placed on the warrant.

Mr. Regan made the motion to sponsor the Table of Uses and Descriptions Section 3.2 & 3.3, Dimensional Regulation Section 5.4, Authority and Purpose Section 1, Duplicate Bylaws Chapter XIV, XV, XVI, XVII, and XVIII, Animals - Section 3.9.1.4 and new section, Zoning Map articles, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Adjournment

Mr. Regan made the motion to adjourn at 8:34pm, seconded by Mr. Brooks. **The Board voted 4-0 in favor.**

Next meeting will be March 10, 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:

- Board of Health/Building Commissioners Comments - 711 Southbridge Street
- Proposed Table Of Uses Draft
- Animal Zoning Regulations - 02.20.20
- Draft Description Of Uses
- Draft Dimensional Regulations Height
- Renumbering/Purpose Amendment
- US-20 Zoning Map
- Article Removal Duplicate Bylaw

- ANR Site Plan Revised - Central One Federal Credit Union
- ANR Application - 11-13 Southbridge Street Court
- ANR Plan - 11-13 Southbridge Street Court