

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
March 09, 2021- 7:00p.m.

Members Present: John Regan, Nicholas Lynch, Ron Brooks, and Todd Kirrane

Absent: Steven Chambers

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

Mr. Regan called the meeting to order at 7:00 pm and provided remote participation instructions for meeting attendees and access information to interested viewers. The Town cable staff recorded the meeting.

Public Hearings:

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.

Attorney Donald O'Neil informed the Board that the revised subdivision plans are currently under peer review and asked the Board for questions and feedback based on the latest revisions.

Mr. Brooks asked about the total number of lots proposed. Mr. Kirrane asked about handicap ramping along Eaton Avenue, and requested fire apparatus turning analysis and replacing the Norway Maple trees with an alternative species.

Mr. O'Neil stated that the subdivision has ten lots and three additional ANR lots are proposed.

Mr. Regan raised concerns about the thirty-two foot slope between Hampton Street and the proposed roadway, as well as the additional three feet of sloping expected between the new roadway and abutters. Mr. Regan asked about water deterrents along the rear of the first two house lots and the abutting properties.

Engineer Joseph Graham explained that the first two house lots have stepped up foundations and suggested additional grading, swaling and higher, tiered retaining walls to deter runoff.

Mr. Regan requested filter fabric cover the hydrant stone, three-quarter inch stone in trench detail, profile cut in sidewalk detail, and pipe velocity in stormwater plan.

No public comment.

Motion made at 7:32 p.m. to continue the public hearing to the March 23, 2021 Planning Board meeting by Mr. Kirrane, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Discussion:

Town Meeting Warrant Article - Duplicate Chapters, XIV, XV, XVI, XVII, and XVIII

Mr. Menard shared a Town Meeting Warrant Article requesting removal of Zoning Bylaw Chapters 14-18, as they duplicate Town Bylaws.

Section 1 Purpose and Renumbering Section 7.6

Mr. Menard proposed updating the Sign Bylaw numbers, authority and purpose, and language. Mr. Menard added that the Board of Selectmen voted to send the Warrant Article to the Planning Board for a public hearing on March 8, 2021. Mr. Menard shared plans to schedule the public hearing for April 13, 2021, where the Board can make a decision to recommend or not recommend the proposed Warrant Articles.

CMRPC Mapping Assistance-Open Space Plan

Mr. Menard asked the Board to authorize 18 hours of Local Technical Assistance from Central Massachusetts Regional Planning Commission for assistance with 10-12 maps for the Open Space Plan. Mr. Menard added that the Open Space survey is available on the Town's website and social media.

Motion made at 7:37 p.m. to authorize 18 hours of Local Technical Assistance for Open Space Plan map creation by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Minutes:

01-12-2021

Motion made at 7:37 p.m. to approve the January 12, 2020 Planning Board Meeting minutes as amended by Mr. Brooks, seconded by Mr. Kirrane; roll call vote: Mr. Kirrane, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes, Mr. Regan, Yes - **motion passed 4-0.**

01-26-2020

Motion made at 7:38 p.m. to approve the January 26, 2020 Planning Board Meeting minutes by Mr. Brooks, seconded by Mr. Kirrane; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Discussion (continued):

MVP Grant

Mr. Menard shared plans to distribute waterway clean up flyers to Leesville Pond area residents, in conjunction with an upcoming stakeholder meeting. Mr. Menard also proposed a wider community Earth Day event.

Goddard Park Conceptual Plan Survey

Mr. Menard informed the Board about a residential survey to solicit public input regarding the Goddard Park design.

Wendy Steinhilber Resignation

Mr. Regan shared Wendy Steinhilber's resignation with the Board, thanked her for her contribution and wished her well. Mr. Brooks requested Mr. Menard write a thank you letter for her participation and contribution to the Board and Town.

Adjournment:

Motion made at 7:42 p.m. to adjourn by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Kirrane, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Next meeting will be March 23, 2021 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

- Revised Subdivision Plan - 178 Hampton Street and 19 Eaton Avenue
- Comment Response - 178 Hampton Street and 19 Eaton Avenue
- Renumbering and Purpose Bylaw Amendment
- Duplicate Bylaw Removal Article
- Planning Board Meeting Minutes - 01/12/2021
- Planning Board Meeting Minutes - 01/26/2021