

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
March 10, 2020- 7:00p.m.

Members Present: Wendy Steinhilber, John Regan, Scott Wrenn, Nicholas Lynch and Steven Chambers

Members Absent: Ron Brooks

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:

Mary D. Stone School - 104 Central Street

Mr. Menard informed the Board that Penrose has received state and federal grants for the affordable senior housing development and requested detachment of the property from the Town Hall and fields; in order for the Town to transfer the property and begin development.

Mr. Lynch made the motion to approve the ANR Plan, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

Minutes:

02-11-2020

Mr. Wrenn made the motion to approve the February 11, 2020 Planning Board meeting minutes as amended, seconded by Mr. Chambers. **The Board voted 5-0 in favor.**

02-25-2020

Mr. Lynch made the motion to approve the February 25, 2020 Planning Board meeting minutes as amended, seconded by Mr. Regan. **The Board voted 5-0 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. Regan made the motion to continue the public hearing to the March 24, 2020 Planning Board meeting, seconded by Mr. Lynch. **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.

Vito Colonna of Cornerstone Engineering Inc. informed the Board that the modification has received Conservation Commission approval for the parking lot expansion. Based on Town Engineer comments, the two Route 20 access driveways are one way in and one way out, with the exit angling to prevent left hand turns. The modification is currently under Massachusetts Department of Transportation review.

Mr. Menard added that the Town Civil Engineer Joanna Paquin and Graves Engineering are satisfied with the modifications.

Mr. Wrenn made the motion to close the public hearing, seconded by Mr. Regan. **The Board voted 5 -0 in favor.**

Mr. Wrenn made the motion to approve the Site Plan Modification, seconded by Mr. Regan. **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 informed the Board that the Stormwater Report has been received and will need to be peer reviewed.

Mr. Regan made the motion to continue the public hearing to the April 14, 2020 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 4-0 in favor; Mr. Wrenn recused himself.**

Discussion:

Town Meeting - Zoning Articles

Mr. Menard asked the Board for additional comments regarding the proposed zoning bylaw amendments, reminded the Board about the March 16, 2020 and March 30, 2020 public meetings to discuss the proposed amendments and invited the Board to attend.

Adjournment

Mr. Lynch made the motion to adjourn at 7:16pm, seconded by Mr. Regan. **The Board voted 5-0 in favor.**

Next meeting will be March 24, 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

- ANR Application - 104 Central Street
- ANR Plan - 104 Central Street
- Planning Board Meeting Minutes - February 11, 2020
- Planning Board Meeting Minutes - February 25, 2020