

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Select Board Meeting Room
March 12, 2019– 7:00p.m.

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

Members Absent: None

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 and televised. No other attendee was recording the meeting.

Minutes:

2/26/19

Mr. Regan made the motion to approve the February 26, 2019 Planning Board meeting minutes as amended, seconded by Mr. Wrenn. ***The Board voted 5-0 in favor.***

Member Discussion:

476 Leicester Street – Decommissioning Bond

Mr. Menard provided the Board with a revised decommissioning bond, showing a \$150,000 increase in decommissioning costs. Mr. Menard added that once approved, the bond would be submitted to the Town's insurance company for substantiation.

Mr. Brooks suggested adding language specifying the 2% inflation rate as annual and not over the course of the bond.

Ms. Steinhilber asked for more time to review the bond.

Mr. Chambers asked about the proposed modifications for 476 Leicester Street.

Mr. Menard shared a request for the Board to draft a letter stating that they are open to reviewing Site Plan modifications. Mr. Menard provided the Board a draft of the memo, with attached meeting minutes, and explained that the letter would not grant Site Plan modification approval, only open it for discussion.

Ms. Steinhilber recommended sending the letter.

Public Hearings:

7:05pm ATS Equipment, Inc, a request for a Site Plan Approval under Sections 8.2.3 and 3.2.7.1 of the Auburn Zoning Bylaws, to allow heavy vehicular sales and a repair garage on property located at 487 Washington St., Auburn, Map 57, Par. 21.

Mr. Brooks made the motion to open the public hearing, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

Mr. Menard informed the Board that the Site Plan is currently under Zoning Board of Appeals review.

Mr. Brooks made the motion to continue the public hearing to the March 26, 2019 Planning Board meeting, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

7:10pm Applicant: ZPT Energy Solutions II, LLC, a request for a Site Plan Approval and a Special Permit under Section 3.10.2.3 of the Zoning Bylaws for the use of a large-scale ground-mounted solar energy systems, on property located at 347 Rochdale St., Auburn, MA. Map 29, Parcel 7.

Mr. Brooks recused himself from the public hearing.

Mr. Wrenn made the motion to continue the public hearing to the March 26, 2019 Planning Board meeting, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

Member Discussion (Continued):

Tiny Homes – Zoning Bylaw Petition

Dominique Kerins was present at the meeting. Ms. Kerins suggested adding language regarding chassis to the bylaw; differentiating tiny homes from trailers. Ms. Kerins also raised concerns about lot size requirements, tiny home site location, and setback requirements, stating they would prohibit a tiny home on her property.

Mr. Regan stated a variance could be granted for existing, non-conforming properties.

Mr. Menard explained that the police, fire, and building departments determined 20-foot setback requirements as a means of fire prevention.

Mr. Lynch suggested a 10-foot setback requirement to ensure the primary residence is accessible by the tiny home occupant. Mr. Wrenn agreed and added that side yards should be included as a tiny home location.

Mr. Regan proposed a sprinkler system requirement to reduce fire safety concerns and a permit requirement to ensure the use remains compliant with the bylaw.

Mr. Menard informed the Board an annual permit has been proposed to address occupancy compliance.

Mr. Brooks recommended that occupancy should only be for the disabled and the elderly and should be specific in the bylaw. Mr. Wrenn added an ADA disability definition should be an occupancy requirement.

Ms. Steinhilber recommended occupants should include caregivers.

Mr. Regan asked about the exterior siding requirements.

Ms. Kerins stated that tiny home bylaws in other municipalities require tiny homes to be harmonious with the primary residents and the neighborhood.

Mr. Wrenn requested a recorded affidavit against a property title, should a property transfer ownership with a tiny home included.

Mr. Menard shared plans to update the bylaw draft based on feedback, vet it through Town Counsel, and schedule a public hearing for the April 9, 2019 Planning Board meeting. Mr. Menard asked the Board to submit any additional questions and recommendations prior to the public hearing.

Reliant ADA Parking Sketch

Jason Miller of Bohler Engineering was present at the meeting. Mr. Miller shared plans to increase handicap parking with 3 additional spaces. Mr. Miller added that the Site is currently ADA compliant and will not affect the parking count.

Mr. Menard informed the Board that the building code requires 10% ADA parking for hospital outpatient facilities and 20% ADA parking for rehabilitation and outpatient physical therapy.

Mr. Brooks asked about the total parking space count and if the building requirements include employee parking.

Mr. Menard explained only patient parking would be subject to ADA outpatient parking requirements.

Mr. Miller stated that he did not have the exact parking count.

Ms. Steinhilber asked Mr. Miller to provide patient, employee, and ADA parking space count at the March 26, 2019 Planning Board meeting.

188 Oxford Street North

Mr. Menard shared a request to replace landscaping requirements at 188 Oxford Street with fencing, and recommendations for fencing if approved.

Ms. Steinhilber stated that a fence would interfere with plowing.

Mr. Regan recommended a 4-foot rod iron or rod iron imitation, with 2 man gates.

Ms. Steinhilber recommended Site Plan resubmission with modifications based on Planning Board suggestions.

Signatures:

1 Henshaw Street

Mr. Brooks, Mr. Regan, and Mr. Lynch signed the decision.

872 Southbridge Street

Mr. Brooks, Mr. Regan, and Mr. Lynch signed the decision.

Adjournment

Mr. Regan made the motion to adjourn at 8:05pm, seconded by Mr. Brooks. ***The Board voted 5-0 in favor.***

Next meeting will be March 26, 2019 at 7 PM.

Respectfully Submitted,
Rachel Pressey, Staff Assistant to the Town Manager.

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