

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Select Board Meeting Room
March 26, 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, William Coyle - Director of Department of Public Works, 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.

ANR:

12 Ellie Way Worcester/Auburn, Joseph F. Panarelli Jr.

Joseph Panarelli was present at the meeting. Mr. Panarelli shared plans to build a single family home on a lot shared between Worcester and Auburn, with Worcester frontage. Mr. Panarelli asked about the Auburn Public Schools admission policy.

Mr. Wrenn suggested Mr. Panarelli reach out to the schools to determine enrollment requirements.

Mr. Menard explained to the Board that Worcester has endorsed the ANR and the lot size meets Auburn requirements.

Mr. Regan asked about utilities.

Mr. Panarelli informed the Board that the utilities were stubbed when the surrounding development was built.

Mr. Brooks made the motion to endorse the ANR plans, seconded by Mr. Wrenn. ***The Board voted 5-0 in favor.***

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. Wrenn made the motion to continue the public hearing to the April 23, 2019 Planning Board meeting, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

Minutes:

3/12/19

Mr. Lynch made the motion to approve the March 12, 2019 Planning Board meeting minutes, seconded by Mr. Regan. ***The Board voted 5-0 in favor.***

Public Hearings (continued):

Waiver Request- ZPT Energy Solutions II LLC 347 Rochdale Street: Landscaping Plan, 11.2 and Lighting Plan, 4.16

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. Regan made the motion to continue the public hearing to the April 9, 2019 Planning Board meeting, seconded by Mr. Brooks. ***The Board voted 5-0 in favor.***

Member Discussion:

Impact Fitness-parking

Paul Ofria of Frankie Investments and Impact Fitness was present at the meeting. Mr. Ofria informed the Board that Impact Fitness needs 30 additional parking spaces. The site is not accommodating for a parking garage and the owners have been unsuccessful obtaining any surrounding property. Mr. Ofria shared plans to construct 8 raised vehicle storage systems. Installation is completed by trained mechanics and the elevator company inspects the systems. Vehicle storage will only be for employees, who are trained to operate the equipment and use security codes to lock and unlock the equipment.

Mr. Brooks asked about the safety history of the proposed vehicle storage system.

Mr. Chambers asked about hydraulic fluid and mitigation, should there be a leak.

Mr. Ofria stated that he is unfamiliar with the safety history or the hydraulic systems of the vehicle storage systems.

Ms. Steinhilber asked about parking system costs.

Mr. Ofria explained that vehicle storage system range from \$7,500 - \$50,000 per space.

Mr. Coyle expressed safety concerns about the retrieval system and recommended pursuing alternative parking with universal usage.

Ms. Steinhilber suggested meeting with a civil engineer to develop a less hazardous parking system.

Public Hearings (continued):

7:15 PM Applicant Jonathan Poulin a request for Site Plan Approval under Sections 3.2.611 & 5.4 of the Zoning Bylaws for the operation of a new landscape business garage on property located at 121 Southbridge St. Auburn, MA. Map 12 Parcel 143

Jonathan Poulin of Poulin Construction, Brian Milisci of Whitman & Bingham Associates, and property owner Christopher Lizewski were present at the meeting. Mr. Milisci shared Site Plan revisions; test pits witnessed by Graves Engineering, addition of water quality unit and water recharge systems, and utility capping during excavation, with relocation determined by Water & Sewer Departments.

Mr. Regan stated that the Board needs time to review Graves Engineering's peer review prior to commenting.

Mr. Brooks made the motion to continue the public hearing to the April 9, 2019 Planning Board meeting, seconded by Mr. Wrenn. ***The Board voted 5-0 in favor.***

Member Discussion (continued):

**476 Leicester St.-Lot 1 Site Plan/Stormwater changes and bond
476 Leicester St.-Lot 2-5 minor modifications**

Pedro Rodriguez of Seaboard Solar Holdings was present at the meeting. Mr. Rodriguez asked the Board to approve the decommissioning bond and lots 2-5 modifications.

Mr. Menard explained that Graves Engineering is reviewing the revised drainage calculations for lot 1, and Lots 2-5 modifications are minimal; mostly panel shifting.

Mr. Wrenn made the motion to approve the \$200,288.14 decommissioning bond, seconded by Mr. Brooks. ***The Board voted 5-0 in favor.***

Mr. Lynch made the motion to approve Lots 2-5 modifications, seconded by Mr. Wrenn. ***The Board voted 5-0 in favor.***

Reliant ADA Parking

Randy Miron of Bohler Engineering was present at the meeting. Mr. Miron informed the Board that Reliant is a general medical office, and is exempt from outpatient rehabilitation ADA parking requirements. Mr. Miron shared an updated parking plan, with 8 additional ADA parking spaces in front of the main entrance. Mr. Miron added that the Building Commissioner has approved the 14 total ADA spaces.

Mr. Wrenn recused himself from the discussion.

Mr. Lynch made the motion to approve the ADA parking plan as submitted, seconded by Mr. Brooks. ***The Board voted 5-0 in favor.***

Blaker Street- Ashworth Hill Subdivision

Mr. Coyle shared concerns with the Board regarding abutter's complaints and clearing for a 5-lot subdivision on Blaker Street. Mr. Coyle presented site walk photos, showing ledge cuts with 25-foot drop-offs, and an additional 1000-2000 feet of clearing, with some located in the 100-foot wetland buffer zone. Mr. Coyle asked the Board to request a meeting with developers to provide a project update, determine whether they will apply for modifications, discuss the steep ledge cuts, and to recommend a chain-link fence during construction to protect the area.

Mr. Brooks asked if the ledge is being taken off site.

Mr. Coyle said there is screening and removal of ledge from the site.

Mr. Regan asked about Fire Department blasting notifications and dust complaints.

Mr. Coyle stated that the developers have been in communication with the Fire Department for blasting, and no dust complaints to date, but anticipates an increase as conditions dry out.

Mr. Wrenn asked about a cease and desist prior to meeting with developers.

Mr. Menard stated that the Conservation Commission has the authority to issue a cease and desist.

Mr. Coyle informed the Board that the developers are preparing the site for additional future development and are currently waiting on Department of Environmental Protection well approval and Massachusetts Department of Transportation traffic signal support.

Mr. Regan raised concerns about the surrounding roads ability to support additional traffic. Mr. Regan also asked Mr. Menard to obtain a development review for Eastland Partners from the Town of Milford.

Ms. Steinhilber recommended consulting Town Counsel about the health and safety concerns, being out of compliance with the approved plan, and appropriate courses of action to be taken by the Planning Board.

Tiny Homes – Zoning Bylaw Petition

Mr. Menard shared Tiny Homes Zoning Bylaw draft updates and asked the Board to submit any additional comments prior to the April 9, 2019 public hearing. Mr. Menard also informed the Board that the Board of Selectmen voted to put the draft on the warrant at the March 23, 2019 meeting.

Ms. Steinhilber addressed comments made by Dominique Kerrins regarding occupancy requirements, and suggested a clear occupancy definition, with permitting requirements.

Mr. Regan expressed concerns about transferring tiny home ownership, new owner permitting requirements, and specifying utility supply and connection in the bylaw.

Adjournment

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

Next meeting will be April 09, 2019 at 7 PM.

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

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