

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
April 13, 2021- 7:00p.m.

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

Absent: None

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:

**Erin M. Sherman requesting Site Plan Approval with waivers under 3.2.3.1.1 of the Auburn Zoning Bylaw, for a home daycare at 2 Homestead Avenue, Auburn MA.
Map 24 Parcel 197**

Motion made at 7:05 p.m. to open the public hearing by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Erin Sherman of 2 Homestead Avenue shared plans to open a home daycare, with 4-5 children and hours between 6:30 am and 5:30 pm.

Mr. Regan asked about the Department of Early Childhood Education requirements.

Ms. Sherman informed the Board that the Department of Early Childhood Education suspended home visits and is holding applications due to covid.

Christina Deshaies of 5 Homestead Avenue expressed concerns about traffic and noise increases, and vehicles turning around in neighboring driveways.

Mr. Lynch asked about snow storage.

Ms. Sherman explained that the children in her care will play within the backyard fenced in area and parents will be notified that neighboring driveway turnarounds are prohibited. Ms. Sherman also stated that there is adequate space for snow storage.

Mr. Brooks requested a site visit prior to approval.

Mr. Regan suggested staggering drop off and pick up times to prevent a traffic increase.

Motion made at 8:21 p.m. to continue the public hearing to the April 27, 2021 Planning Board meeting by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Amendments to Section 1 Authority and Purpose to the Auburn Zoning Bylaw

Motion made at 7:22 p.m. to open the public hearing by Mr. Kirrane, seconded by Mr. Lynch; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Mr. Menard asked the Board to recommend amending the Authority and Purpose of the Auburn Zoning Bylaw based on a recommendation by the Central Massachusetts Regional Planning Commission.

No public comment.

Motion made at 7:24 p.m. to close the public hearing by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Motion made at 7:25 p.m. to recommend the Zoning Bylaw Amendment by Mr. Brooks, seconded by Mr. Kirrane; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Removal of duplicate chapters, Chapters XIV General Hazardous Materials, XV Earth Removal, XVI Earth Filling, XVII Stormwater Management, and XVII Stretch Energy Code of the Auburn Zoning Bylaw.

Motion made at 7:26 p.m. to open the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Mr. Menard asked the Board to recommend removing Zoning Bylaw Chapters XIV, XV, XVI, XVII and XVII, as the chapters are already included in the Town's Bylaws.

Mr. Lynch asked if the chapters proposed for removal are more suitable as Town Bylaws than Zoning Bylaws.

Mr. Menard explained that Zoning Bylaw Chapters XIV, XV, XVI, XVII and XVII are more up-to-date and appropriate as Town Bylaws.

Motion made at 7:28 p.m. to close the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Motion made at 7:29 p.m. to recommend Zoning Bylaws by Mr. Chambers, seconded by Mr. Kirrane; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

UG 786 LLC, requesting Site Plan Approval with waivers under section 9.4 of the Auburn Zoning Bylaw, for a convenience store at 151 Auburn Street, Map 24 Parcel 498.

Tracy Sharkey of GBI updated the Board with photos of the culvert and swale clean out.

Mr. Regan asked about the culvert pipe discharge location.

Mr. Brooks recommended additional cleaning of the culvert screening and swale. Mr. Regan agreed and suggested additional grading for greater channel flow.

Ms. Sharkey informed the Board that the channel is an intermittent stream and Conservation Commission approval may be required for additional grading. Ms. Sharkey added that the property owner is agreeable to additional clearing and maintenance, but explained that the grate and channel are located on an abutting property.

Mr. Regan shared the Town Engineer's recommendation that the culvert pipe, grate and channel maintenance be a condition of Site Plan approval.

No public comment.

Motion made at 7:50 p.m. to close the public hearing by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes; Mr. Lynch, Yes - **motion passed 5 -0.**

Motion made at 7:52 p.m. to approve the Site Plan with additional culvert screen and channel clearing and a future culvert grate and channel clearing maintenance schedule to be sent to the Department of Public Works by Thursday April 15, 2021 by Mr. Lynch, seconded by Mr. Kirrane; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Brooks, No; Mr. Regan, Yes - **motion passed 4 -1.**

Motion made at 7:53 p.m. to approve waivers under 9.4 of the Zoning Bylaw by Mr. Lynch, seconded by Mr. Kirrane; roll call vote: Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Eastland Partners Inc., a Definitive Subdivision Plan for three building lots and construction of a roadway and related infrastructure improvements, on property located at 50 & 190 Washington Street, Map 34 Lot 4 and Map 27 Parcel 14.

Clay Williams informed the Board that the Subdivision Stormwater Plan has been revised based on peer review comments. Stephen O'Connell of Turning Point Engineering shared updates including sewer relocation, sidewalk removal, 80 foot street tree expansion, emergency vehicle apparatus detail, and subdivision roadway and pump station privatization. Mr. O'Connell added that the traffic study peer review and Massachusetts Department of Transportation Access Permits are pending.

Mr. Brooks asked about the roadway width and length and if the proposed bridge will remain private. Mr. Brooks proposed larger tree plantings due to wider spacing.

Mr. Kirrane asked about a lighting plan and suggested adding one sidewalk to the plan to ensure that the project is harmonious with future Massachusetts Department of Transportation Complete Streets implementation.

Mr. Chambers asked about a second egress and agreed that one sidewalk should be sufficient.

Mr. Regan asked about temporary basin sediment disposal, if clearing is complete, the proposed bridge width, how far the proposed driveways are from Washington Street, and suggested staggering street trees by 60 feet.

Mr. O'Connell stated that site clearing is complete, basin sediment will be cleaned and used as fill, the first driveway is 1200 feet and the second is 1458 feet from Washington Street, a lighting plan and sidewalk will be added to plan revisions, the roadway is 1485 feet in length and the width of the bridge and roadway is 26 feet

wide. Mr. O'Connell also requested the Board's planting preference and a second egress waiver.

No public comment.

Motion made at 8:30 p.m. to continue the public hearing to the April 27, 2021 Planning Board meeting by Mr. Kirrane, seconded by Mr. chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Discussion:

Request for Release of Covenant - The Reserve at Ashworth Hills

Mr. Menard requested that the Board sign a revised Release of Covenant, originally signed in June 2020.

Motion made at 8:33 p.m. to approve the revised Release of Covenant by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Stormwater Bylaw- Eilish Corey, DPW

Town Engineer Eilish Cory informed the Board that the 2018 Municipal Separate Storm Sewer System Permit requires stormwater improvements to construction site stormwater runoff controls, stormwater management in new development and redevelopment, and phosphorus impairment by June 30, 2021. Ms. Corey proposed Stormwater Bylaw language, land disturbance permitting and enforcement updates to comply with the Department of Environmental Protection requirements.

Mr. Brooks and Mr. Chambers complimented Ms. Corey's presentation. Mr. Regan also applauded the presentation and asked about the proposed plans to reduce phosphorous runoff.

Ms. Corey explained that detention basins, infiltration basins and rain gardens use phosphorous for vegetation growth.

No public comment.

Goddard Park Conceptual Design Survey

Mr. Menard encouraged the Board and public to participate in the Goddard Park Conceptual Design survey, which can be found on the Town's webpage and social media.

Leesville Pond Water Quality Walk-shop

Mr. Menard invited the Board to attend the Leesville Pond Water Quality Walk-shop on Saturday, April 17, 2021 to learn about stormwater and water quality.

Adjournment:

Motion made at 8:56 p.m. to adjourn by Mr. Lynch, seconded by Mr. Chambers; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Next meeting will be April 27, 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

- Site Plan Application - 2 Homestead Avenue
- Waiver Form - 2 Homestead Avenue
- Authority and Purpose Amendment - Auburn Zoning Bylaw
- Duplicate Chapters XIV, XV, XVI, XVII, and XVII Removal - Auburn Zoning Bylaws
- Revised Subdivision plan - 190 & 50 Washington Street
- Sewer Easement - 190 & 50 Washington Street
- Peer Review - 190 & 50 Washington Street
- Peer Review Response - 190 & 50 Washington Street
- Waiver Requests - 190 & 50 Washington Street
- Department of Public Works Comments - 190 & 50 Washington Street
- Department of Public Works Comments - 151 Auburn Street
- Culvert Photos - 151 Auburn Street
- Covenant Release Request - The Reserve at Ashworth Hills