

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Select Board Meeting Room
April 23, 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:

84-86 Rochdale St.

Mr. Menard shared plans for lot realignment, with a minor property transfer, based on land survey findings.

Mr. Regan made the motion to approve the lot realignment, seconded by Mr. Brooks. ***The Board voted 5-0 in favor:***

Public Hearings:

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

7:00pm 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.

Ms. Steinhilber announced that the public hearing has been continued to the May 14, 2019 Planning Board meeting.

7:03pm Applicant: Raymond & Molly Bonneville, a request for a Special Permit under Section 5.3.2 of the Auburn Zoning Bylaws, to create a hammerhead lot on property located at 23 Sunrise Ave., Auburn, MA. Map 8, Parcel 12.

Ms. Steinhilber announced that the public hearing has been continued to the May 28, 2019 Planning Board meeting.

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.

Todd Brodeur of Fletcher and Tilton, Norman Hill of Land Planning Inc., and Stephen Connolly of ATS Equipment were present at the meeting. Mr. Brodeur shared plans to replace a secondary, deteriorating building with a 3,780 square foot facility, which will align with the main, showroom building for ATS Equipment. Mr. Brodeur added that the Zoning Board of Appeals has approved the expansion for the preexisting, nonconforming use, and Graves Engineering did not have any outstanding comments with the Site Plan.

Mr. Chambers asked if parking would increase and if customers would access the new building.

Mr. Brodeur explained that the proposed building would not be accessible to customers and would house equipment and heavy machinery. Mr. Brodeur added that the Zoning Board of Appeals was satisfied with the current parking plan.

Mr. Regan asked about the location of the oil and water separators, water infiltration system, and the addition of a floor drain in the proposed building.

Mr. Connolly showed the Board the location of the catch basin for the second building. Mr. Brodeur explained that since the proposed building will be constructed on an impervious area, there would be no increase in runoff to the existing catch basin. Mr. Hill added that the current stormwater management system could accommodate both buildings.

Mr. Regan asked for an updated plan with floor drain, pipe size, and connection details. Mr. Coyle agreed and added that garage debris tend to wash into catch basins when floor drains are not installed.

Mr. Brooks made the motion to continue the public hearing to the May 14, 2019 Planning Board meeting, seconded by Mr. Regan. ***The Board voted 5-0 in favor.***

Waiver Requests AK Upholstery 203 Southbridge Street

Applicant AK Upholstery, a request for Site Plan Approval under section 3.2.6.8 of the Auburn Zoning Bylaws to allow an upholstery shop on property located at 203 Southbridge St., Auburn, Map 18, Par. 3.

Mr. Wrenn recused himself from the public hearing.

Katia DeOliveira of AK Upholstery was present at the meeting. Ms. DeOliveira shared plans to relocate her upholstery business to 203 Southbridge Street.

Ms. Steinhilber asked about the location size and the current number of employees and Mr. Regan asked if the building is shared with other businesses.

Ms. DeOliveira stated that the space is approximately 2600 square feet and her business has 3 employees. Ms. DeOliveira added that her business would share the building with Century 21.

Mr. Brooks made the motion to approve the waivers as listed, seconded by Mr. Chambers. ***The Board voted 5-0 in favor.***

Mr. Regan made a motion to approve the Site Plan, seconded by Mr. Chambers. ***The Board voted 5-0 in favor.***

Member Discussion:

Blaker Street- Ashworth Hill Subdivision

Department of Public Works Director Bill Coyle shared concerns regarding excessive clearing and steep ledge cutting, which was not a part of Site Plan approval. Mr. Coyle provided the Board photos of widespread clearing, mature tree cutting, and ledge with 25-foot drop-offs.

Logan Hoffman of Eastland Partners and Philip Coraccio of Ashworth Construction were present at the meeting. Mr. Hoffman explained to the Board that the change in slope was to determine the rock quality. Mr. Hoffman agreed to bring the slope into compliance, but cautioned that the grade may be too steep. Mr. Hoffman asked the Board to consider approving the ledge cut with fencing, as it would be more aesthetically pleasing. Mr. Hoffman also addressed clearing concerns, stating that the brush clearing beyond the approved area was to conduct test drilling to determine the remaining ledge depth.

Ms. Steinhilber asked if clearing occurred within the Conservation buffer zone.

Mr. Hoffman stated the clearing did not disrupt the wetlands.

Mr. Coyle informed the Board that the clearing did occur within the buffer zone.

Ms. Steinhilber stressed that Site Plan changes require submission of modifications and Planning Board approval. Mr. Lynch agreed and expressed frustration that the issues were preventable, had the applicant been compliant. Mr. Regan added that the Planning Board would not have approved the ledge cut, due to safety concerns.

Mr. Brooks asked about an earth removal permit, quantity of crushed stone removed, and the brook that runs off the ledge.

Mr. Coraccio informed the Board that 47,000 yards of crushed stone has been removed and anticipate an additional 30,000 yards will be removed. Mr. Coraccio added that earth removal permits are not required with an approved Site Plan, and engineers are going to be looking into the brook.

Ms. Steinhilber asked Mr. Menard and Mr. Coyle to determine if noncompliance of the approved Site Plan or the quantity and sale of stone involved would prompt additional earth removal or quarrying permits.

Mr. Coyle asked about the timeframe for blasting and if the bottom of the ledge is at the toe of the slope.

Mr. Coraccio explained that the ledge bottom is 7 feet beyond the toe of the slope. Mr. Hoffman stated that blasting would take approximately 3 weeks and an additional 3 months for removal. Mr. Hoffman added that following earth removal, an 800-foot roadway will be constructed and utilities installed.

Mayra Quintana of 3 Eames Drive expressed concern about the blasting shaking her home and not receiving notification.

Mr. Coyle said that blasting information is posted at the site and concerned residents should contact the Auburn Fire Department. Mr. C At the closest structure to the blasting site.

Mr. Hoffman stated that Massachusetts state regulations require surveying of abutters with 250 feet of the blasting area, which was completed. Mr. Hoffman further explained that the Auburn and Oxford Fire Departments have been onsite during blasting.

Maria Crocker of 12 Blaker Street explained that due to neighborhood elevation, the blasting causes equivalent disturbance to properties outside the 250-foot abutting area, and suggested surveying a greater distance from the blasting area. Ms. Crocker also shared photos of the blasting debris on her property, explained that the fine processing heavy debris concentration is unbreathable. Ms. Crocker asked the Board to consider requiring offsite processing.

Mr. Coyle informed the Board that there was no water onsite the first day of rock crushing, and he asked the developers to suspend activity until water is available. When developers failed to comply, Mr. Coyle stated that he was forced to block the machinery with his vehicle to prevent movement. The following day, water was brought onsite and attached to the rock crushers.

Mr. Lynch stressed that the situation is unacceptable and was preventable had the applicant submitted modifications to Site Plan.

Ryan MacDermott of 46 Tinkerhill Road stated that the approved Site Plan showed a simple road with a 5-lot cul-de-sac and does not reflect the development taking place onsite. Mr. MacDermott asked if there are restrictions for disrupting the vernal pool on the property.

Mark Lindblom of 1 Eames Drive expressed frustration about the truck traffic, the 6:00am truck noise, excessive clearing, reduction of screening, and close staging area. Mr. Lindblom also asked when Albert Street repairs are expected to begin.

Mr. Hoffman argued that it is his property and he is trying to develop it. Mr. Hoffman explained that Albert Street repairs are pending National Grid telephone pole relocation.

Mr. Regan asked if rubber matting is being utilized to minimize the blasting noise.

Ms. Steinhilber demanded that all future modifications obtain Planning Board approval prior to work commencement. Ms. Steinhilber asked Mr. Menard to notify the Conservation Commission about the vernal pool onsite, and to obtain Town Counsel recommendations for quarrying operations.

Pakachoag Farms Subdivision- waiver granite curbing

Mr. Menard informed the Board that Site Plan modifications have not been submitted.

Mr. Regan expressed concerns about the sustainability of alternative material.

Briarcliff Estates – Subdivision

Kevin O'Brien explained to the Board that the swales and catch basins installed by Gallo Builders throughout Bryn Mawr Estates have proven inadequate, especially as home construction persists. Mr. O'Brien shared photos and videos showing the damage to his property, neighboring homes, and the torrent post rainfall.

Jason Martino of Amherst Street informed the Board that the 3 drains on his property are incapable of draining the runoff, often leaving a foot of water post storm. Mr. Martino added that the constant saturation has destroyed his vegetation and landscaping.

Mr. Coyle informed the Board that Gallo Builders has agreed to improve the stormwater management system and he is currently waiting for the engineered plans. Mr. Coyle added that once the new road is accepted, the town will obtain 2 easements and maintain drainage. Mr. Coyle cautioned that the Town has limited control, since much of the development is now private property. Mr. Coyle suggested Subdivision Plan revisions and Stormwater regulations to include grading, drainage, and easements for each house lot.

Shawn Vandekop of Amherst Street explained that the stormwater runoff pools on his property. Mr. Vandekop informed the Board that the drainage system he installed is ineffective due to the high silt concentration.

Mr. Coyle explained to the Board that due to the steep slopes and poor draining silt, the water bleeds through the hill, spouting water throughout the hillside. Mr. Coyle recommended adding hillside drains and swales, in conjunction with the neighborhood, to divert the water to a better location.

Ms. Steinhilber asked if the bond is sufficient for drainage improvements and management.

Mr. Brooks asked about the bond amount.

Mr. Regan asked if undeveloped lots could be held as collateral until drainage is improved.

Mr. Coyle explained that all existing drain lines would be camera'd prior to the Town accepting the road. Mr. Coyle stated that the bond is approximately \$400,000.

Ms. Steinhilber asked Mr. Menard to contact Town Counsel to determine next course of action. Ms. Steinhilber also suggested a collaborative civil suit or class action filing by affected neighbors.

Central One Credit Union- Minor Modifications

Engineer for Thompson-Liston Associates, Inc. proposed an increase to modules in the infiltration structure to prevent groundwater pick up. Mr. Tetreault also requested modifications to the retaining walls; the first reduced from 50 feet to 24 feet and the second replaced with riprap.

Ms. Steinhilber asked about the elevation of the retaining walls and if the proposed changes would affect vegetation and screening.

Mr. Brooks raised concerns about the aesthetics and landscaping maintenance.

Mr. Coyle denied having structural concerns, but reminded the Board of abutters concerns.

Mr. Regan asked about riprap bedding material and if the proposed changes are outside the tree dripline.

Mr. Tetreault stated that the riprap would be embedded in 12-inch gravel and within 1 foot into the dripline.

Mr. Brooks made the motion to approve the infiltration system modifications and deny the retaining wall modifications, seconded by Mr. Lynch. ***The Board voted 5-0 in favor.***

Signatures

121 Southbridge Street

Mr. Menard provided the 121 Southbridge Street Site Plan decisions for the Board to sign.

Adjournment

Mr. Regan made the motion to adjourn at 9:06pm, seconded by Mr. Brooks. ***The Board voted 5-0 in favor.***

Next meeting will be May 14, 2019 at 7 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:

- 121 Southbridge Street SPA Decision
- Lighting Plan
- Letter to Auburn Planning Board requesting that changes be considered di minimus
- Landscape Plan
- 487 Washington Street peer review
- Central One 20-30 Elmwood Street
- 84-86 Rochdale Street ANR Plan
- 84-86 Rochdale Street ANR Application
- 203 Southbridge Street Site Plan and Application
- ATS Site Plan Rev2 Signed and Stamped