

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall Planning Board Meeting Room  
April 28, 2020- 7:00p.m.

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

**Members Absent:** None

**Also Present:** Adam Menard - Town Planner, Darlene Coyle - Department of Developmental and Inspectional Services Director, Building Commissioner - Caleb Moody, Rachel Pressey - Staff Assistant

Ms. Steinhilber 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.

**Discussion:**

**Special Permit Extension - 430 Rochdale Street**

Mr. Brooks recused himself from the discussion.

Mr. Menard informed the Board that National Grid's System Impact Study has delayed the project and asked the Board to grant a two-year Special Permit extension.

Ronald Brooks of 425 Rochdale Street suggested granting a one-year extension to ensure National Grid expands their substations and the project is permitted to move forward. Mr. Regan, Mr. Wrenn, and Mr. Lynch agreed.

Motion made at 7:09 p.m. to approve the one-year Special Permit Extension by Mr. Regan, seconded by Mr. Wrenn; **roll call vote: Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes; Ms. Steinhilber, Yes - motion passed 5-0.**

**Public Hearings:**

**Applicant: Eastland Partners, Inc., request for site plan approval under Section 3.2.2.1 and 5.4 of the Auburn Zoning Bylaw for a two family dwelling on property located at 23-25 Albert St., Auburn MA, Map 65 Parcel 42**

Clayton Williams of Eastland Partners explained to the Board that the Town Engineer's comments were received Thursday, April 23, 2020, and require additional time for revisions and comment responses.

Stephen O'Connell of Turning Point Engineering informed the Board that the Environmental Protection Agency granted a Stormwater Permit and a certified letter of compliance will be provided with the revised plans. Mr. O'Connell also shared plan revisions, including drainage easement detail, rerouting stormwater runoff towards the catch basins, and revisions to sediment 4 bay of the catch basin, due to the presence of ledge. Mr. O'Connell asked the Board if driveway turnarounds recommended by the Town Engineer would be necessary.

Ms. Steinhilber expressed concerns about cars backing out and future development increasing traffic. Mr. Brooks agreed adding that future development may result in Blaker Street becoming a through roadway.

Eileen Lessard of 11 Blaker Street raised concerns about erosion.

Ms. Steinhilber stated that erosion control measures would be a site plan approval condition.

Motion made at 7:23 p.m. to continue the public hearing to the May 12, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Regan; roll call vote: Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Regan, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

**Applicant: Eastland Partners, Inc., request for site plan approval under Section 3.2.2.1 and 5.4 of the Auburn Zoning Bylaw for a two family dwelling on property located at 27-29 Albert St., Auburn MA, Map 65 Parcel 52**

Stephen O'Connell of Turning Point Engineering informed the Board that pavement is scheduled to be installed within the next one to two weeks, as well as bonding of the roadway. Mr. O'Connell also shared plans to add sewer connection cleanout detail to the site plan.

No public comment.

Motion made at 7:27 p.m. to continue the public hearing to the May 12, 2020 Planning Board meeting by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Regan, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

**Applicant Eastland Partners, Inc., request for site plan approval under Section 3.2.2.1 and 5.4 of the Auburn Zoning Bylaw for a two family dwelling on property located at 28-30 Albert St., Auburn MA, Map 65 Parcel 70**

Stephen O'Connell of Turning Point Engineering shared site plan updates, including easement detail, sewer line clean out detail, grading reduction along the southeast slope, and stormwater rerouting away from Blaker Street to on-site catch basins. Mr. O'Connell asked if the driveway turnaround was necessary, since it is located within the cul-de-sac.

Mr. Regan asked if Eastland Partners proposed future development is routed to go through the cul-de-sac.

Mr. O'Connell stated that if the cul-de-sac were to become a roadway, the turnaround would be necessary.

No public comments.

Motion made at 7:32 p.m. to continue the public hearing to the May 12, 2020 Planning Board meeting by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Regan, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

**Applicant Eastland Partners, Inc., request for site plan approval under Section 3.2.2.1 and 5.4 of the Auburn Zoning Bylaw for a two family dwelling on property located at 31-33 Albert St., Auburn MA, Map 65 Parcel 68**

Stephen O'Connell of Turning Point Engineering shared site plan updates, including easement details, sewer and water main connection details, and driveway turnarounds.

Eileen Lessard of 11 Blaker Street expressed concerns about the construction vehicles causing damage on property across the street from the subdivision entrance and exits.

Ms. Steinhilber asked Mr. Menard to have the property along the subdivision access driveways inspected.

Motion made at 7:37 p.m. to continue the public hearing to the May 12, 2020 Planning Board meeting by Mr. Regan, seconded by Mr. Wrenn; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Regan, Yes; Mr. Wrenn, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

**Applicant Webster Five Cents Savings bank, request for site plan modification under section 3.2.6.0 of the Auburn Zoning bylaw for a corporate bank office building on property located at 31 & 35 Millbury St., Auburn MA, Map 42 Parcel 21 & 32**

Mr. Lynch recused himself from the public hearing.

Todd Brodeur of Fletcher and Tilton informed the Board that all peer review, Town Engineer and Planning Board comments have been satisfied.

No public comment.

Motion made at 7:40 p.m. to close the public hearing by Mr. Brooks, seconded by Mr. Regan; roll call vote: Mr. Wrenn, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

Motion made at 7:41 p.m. to approve the Site Plan by Mr. Wrenn, seconded by Mr. Regan; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes; Mr. Wrenn, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

**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. Wrenn recused himself from the public hearing.

Attorney Donald O'Neil informed the Board that peer review stormwater comments are still pending and asked the Board to encourage Graves Engineering to complete the peer review to prevent any further delay.

Ms. Steinhilber asked Mr. Menard to inquire about the stormwater report peer review status and Mr. Brooks asked if an extension would need to be signed.

Mr. Menard shared plans to send an extension to the applicant.

No public comment.

Motion made at 7:45 p.m. to continue the public hearing to the May 12, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Regan; roll call vote: Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

**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. Menard informed the Board that the applicant is working with the Massachusetts Department of Transportation regarding an access location.

Motion made at 7:47 p.m. to continue the public hearing to the May 12, 2020 Planning Board meeting by Mr. Wrenn, seconded by Mr. Brooks; roll call vote: Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Regan, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

**Discussion (continued):**

**Lot Release Request - 23-25 Albert Street Lot 5**

Mr. Menard reminded the Board that the lot release request is on property still pending Site Plan approval.

**James T. Rothera**

Ms. Steinhilber asked the Board to share in a moment of silence in recognition of Planning Board member James Rothera, who passed away on April 26, 2020.

**Adjournment**

Motion made at 7:51 p.m. to adjourn by Mr. Brooks, seconded by Mr. Regan; roll call vote: Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Regan, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

Next meeting will be May 12, 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](http://www.auburnguide.com) and click the "Playback of Government Meetings" link on the homepage.

**Planning Board Packet Documents**

- Peer Review - 31 & 35 Millbury Street
- Peer Review Responses - 31 & 35 Millbury Street
- Site Plan - 31 & 35 Millbury Street

- Planning Board Permit Extension - 430 Rochdale Street
- Lot Release Request - 23-25 Albert Street
- Town Engineer Comments - 23-25 Albert Street
- Town Engineer Comments - 27-29 Albert Street
- Town Engineer Comments - 28-30 Albert Street
- Town Engineer Comments - 31-33 Albert Street