

Town of Auburn, Massachusetts
Minutes of the Meeting
Conservation Commission
Auburn Town Hall Planning Board Room
Wednesday, May 8, 2019

Members Present: Michael Garland, Carolyn Corriveau, Thomas Fallon, Michelle Culross, Nathan Rand and Antonios Romniou.

Members Absent: Alison Holmes

7:00pm Michael Garland called the meeting to order. The Town cable staff was present and the meeting was pre-recorded. No other attendee was recording the meeting.

7:00pm Applicant: John E. Johnson, a request to reconsider the Notice of Intent for the construction of a single family home on property located at 707 Oxford St. So., Map 68, Par 14. Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was Jason Dubois, DC Engineering and property owner John Johnson. Mr. Dubois explained the request to reconsider. He stated the concerns that the plans could change with the sale of the property would not happen as the approved plan is described on the Order of Conditions. An approved well and septic are installed on the site. Mr. Dubois also stated the plan was revised on 1-24-19 to downsize the dwelling to 20' width.

No further discussion or questions. Thomas Fallon motioned to close the public hearing, second by Carolyn Corriveau. The vote was all in favor.

7:05pm Applicant: Darryl Rovatti, a Notice of Intent for the addition of a garage and shed on property located at 86 Rochdale St., Auburn, MA. Map 16, Parcel 83. (continued from 4-24) Thomas Fallon motioned to open the public hearing, second by Carolyn Corriveau. The vote was all in favor.

Present for the hearing was Joseph Levesque stating there have been 3 changes to the site plan. The side lot line was moved to follow the intermittent stream. The fence has been removed between 84 and 86 Rochdale Street. Owners at 84 Rochdale Street are requesting that 2 trees be removed prior the transfer of the land on both properties.

Carolyn Corriveau motioned to close the public hearing, second by Thomas Fallon. The vote was all in favor.

7:10pm Applicant: Leslie Wilson, a Request for Determination for the removal of a tree within the 100' buffer zone on property located at 35 Bylund Ave., Map 23, Parcel 73. (continued from 4-24) Thomas Fallon motioned to open the public hearing, second by Nathan Rand. The vote was all in favor.

5-8-19 Page 2.

Present for the hearing was owner Leslie Wilson and Jeffrey Joseph. A site visit was conducted by the commission and found the tree to be very close to the rear of the dwelling. Mr. Joseph stated they were having a tree company to remove the tree and any debris from the site. Thomas Fallon motioned to close the public hearing, second by Michelle Culross. The vote was all in favor.

7:15pm Applicant: F.W. Webb Company, a request to Amend an Order of Conditions, for the redevelopment and reconstruction of an existing industrial and commercial building located at 33 Sword St., Map 11, Parcel 7.

Thomas Fallon motioned to open the public hearing, second by Carolyn Corriveau. The vote was all in favor.

Present for the hearing was Bill Hannigan of Hannigan Engineering to explain the request to amend.

The Planning Board placed conditions on the construction details requested by the DPW, included the installation of 2 water quality catch basins prior to the discharge into the rear wetland. The site will be graded with most of the paving in the rear with a berm to prevent water from discharging off the parking lot. Other improvements to the site were the cleaning of the pipes 33' to 35' along the boundary line. This Amendment to the Order of Conditions was approved on 2-27-19.

There was an appeal by the abutter relative to the operation and maintenance plan.

To rectify this matter a new application to Amend the Order of Conditions was filed with the operations and maintenance plan part of the document.

Mark Arnold of Goddard Engineering was present as he had questions regarding the operation and maintenance plan.

He wanted this document to be recorded with the Amended Order of Conditions and that the document continues with the property.

Present was Atty. Dale Kiley representing Auburn Industrial Development Corp.

Bill Hannigan stated he had a conversation with Meghan Selby at MassDEP regarding filing to amend the order.

Michael Garland stated he will be contacting Meghan Selby regarding the filing.

Mark Arnold stated that the operations and maintenance plan needs to be specific.

Carolyn Corriveau motioned to continue the hearing until 5-22-19 at 7:20 pm, second by Thomas Fallon. The vote was all in favor.

7:30pm Applicant: N.J. Realty Trust, a Notice of Intent for the renovation and expansion of an existing automotive dealership, on property located at 519 Washington St. Map 56, Parcel 3.

Thomas Fallon motioned to open the public hearing, second by Michelle Culross. The vote was all in favor.

Present for the hearing was Atty. Todd Brodeur and Patrick McCarty.

Mr. McCarty explained the site was used for VW dealership since 1995 and now is switching to Saab.

Page 3. 5-8-19

Gallo Volvo in Worcester has now moved to Auburn. The service areas will be renovated and expanded to accommodate the Saab and Volvo dealership requirements.

EcoTec, Inc. had flagged the area. Tauper Survey prepared the site will stay at the existing grade. There is a small BVW area that is flagged with A-1 through A-7 flags and explained the existing detention basins, catch basins and the drainage at the site.

The 25' and 50 & 100 buffer zones are all marked on the plan.

Proposed plan shows existing building with a new design squaring off the front to meet requirements of the dealership manufacturers. The Volvo service area 3500+ sq. ft. to be added for service drop off, along with the expansion of parking area for vehicles inventory.

All new drainage will be installed meeting the new regulations for stormwater management.

No work within 25'. All of the exterior and interior will be remodeled. Patrick Motors has been in business in Auburn for 25 years. The business will be open during remodeling allowing 7 to 9 month for the renovation.

Carolyn Corriveau motioned to continue the public hearing until 5-22-19 @ 7:05pm, second by Thomas Fallon. The vote was all in favor.

A site visit will be conducted on May 11, 2019 at 9:00am.

15 Bridle Path. Ryan McMahon owner was present to request the commission reconsider his request to place a shed at his property. He believed this to be a minor project and explained this was a small pre-made shed and will be placing it on cinder blocks. A hardship was expressed as there was no other location on the site to place the shed without filling or excavation.

Michael Garland read aloud the definition of a minor project. There were no further comments or questions. The Commission will reconsider voting on this at the end of the meeting.

7 Bridle Path. Steven Daniels, a request to amend the RDA for the pool. The 12' round pool was just too small, therefore, an oval pool 12' X 20' would like to be installed in it place. The distance will remain 25' away from the wetland. No further questions or comments. The Commission will reconsider voting on this at the end of the meeting.

ISSUED:

707 Oxford St. John Johnson the issuance of an Order of Conditions was reconsidered.

Thomas Fallon motioned to issue a Standard Order with Special Conditions 1,2,3,5,8,9,+ 11.

The applicant will notify the commission once the erosion control measures are installed so an inspection may take place. The plan dated 10-22-18 revised 1/24/19 will be combined and part of the Order of Conditions and any variation from the plan will require notification to the commission, second by Carolyn Corriveau. The vote was all in favor. Order of Conditions signed.

35 Bylund Ave., Leslie Wilson. Thomas Fallon motioned to issue a Negative Determination on the removal of a tree from the property, second by Carolyn Corriveau. The vote was all in favor. Determination of Applicability signed.

Page 4. 5-8-19

15 Bridle Path, Ryan McMahon. Thomas Fallon motioned to reconsider the application for a shed and to issue a Negative Determination with new information received. This is considered a one piece temporary structure that will be placed on blocks with no excavation and to be considered a minor project. No hazardous materials may be stored in the shed that would have a negative impact on the environment. The applicant will take steps that gasoline stored in the shed be kept in a proper container and that fueling take place 10' away from the wetland area, second by Michelle Culross. The vote was all in favor. DOA signed.

7 Bridle Path, Steven Daniels. The commission voted to grant the change of the 12' round pool to a 12' X 20' oval pool. If the applicant wishes to install a deck he would need to refile a RDA.

86 Rochdale St. A letter to Darryl Rovatti explaining that an Order of Conditions will not be issued until the revised plan is recorded.

498 Rochdale St., Goodman. No report back from MassDEP by Meghan Selby.

4-24-19 Meeting minutes continued to the next meeting.

8:30pm Thomas Fallon motioned to adjourn the meeting, second by Carolyn Corriveau. The vote was all in favor.

Respectfully submitted,

Sheila Conroy
Administrative Assistant

The minutes of May 8, 2019 meeting were approved on June 26, 2019.