

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
May 12, 2020- 7:00p.m.

Members Present: Wendy Steinhilber, Ron Brooks and Nicholas Lynch

Members Absent: John Regan, Scott Wrenn and Steven Chambers

Also Present: Adam Menard - Town Planner, Darlene Coyle - Department of Developmental and Inspectional Services Director, William Coyle - Department of Public Works Director, 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.

Public Hearings:

S+K Development LLC, request for a Special Permit for Earth Removal under Chapter 12.16 of the Auburn General Bylaw, for removal of earth at 373 Oxford Street N, Auburn MA, Map40 Parcel 69

Mr. Menard informed the Board that the applicant has requested to withdraw the Special Permit application without prejudice.

Motion made at 7:07 p.m. to approve the application withdrawal without prejudice by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Ms. Steinhilber, Yes - **motion passed 3 -0.**

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

Town Engineer William Coyle addressed stormwater revisions, including the rerouting of runoff along the southerly corner, across the access road and discharging into the detention basin, which was modified without explanation or new hydrology calculations. Mr. Coyle also stated that a professional engineer has not stamped the plans. Mr. Coyle recommended the applicant submit revised plans stamped by a professional engineer, providing pipe runoff under the access road and an explanation and new hydrology calculations for the detention basin modifications.

Stephen O'Connell of Turning Point Engineering informed the Board that the applicant plans to submit subdivision modifications within the next few weeks.

Mr. Brooks and Mr. Lynch agreed and suggested continuing the public hearing until the subdivision modifications are submitted

No public comment.

Motion made at 7:19 p.m. to continue the public hearing to the May 26, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Ms. Steinhilber, Yes - **motion passed 3 -0.**

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 Town Engineer and peer review comments have been addressed, including the driveway turnaround.

Mr. Coyle stated that he was satisfied with the revisions and asked why the proposed house has been pushed further back on the lot.

Mr. Brooks asked why a professional engineer has not stamped the plans.

Mr. O'Connell stated that the house was pushed back to prevent headlight glare on the property and that professional engineer stamped plans can be submitted as a condition of approval.

Motion made at 7:34 p.m. to close the public hearing by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Ms. Steinhilber, Yes - **motion passed 3-0.**

Motion made at 7:34 p.m. to approve the Site Plan, with professional engineer stamp condition made by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes - **motion passed 3-0**

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

Mr. Coyle expressed concerns about the close proximity of the sewer connections, missing construction site access, erosion control, infiltration location details, and professional engineer stamp.

Mr. Brooks recommended adding detention basin fencing and screening to the plan.

No public comments.

Motion made at 7:39 p.m. to continue the public hearing to the May 26, 2020 Planning Board meeting by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Ms. Steinhilber, Yes - **motion passed 3 -0.**

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

Mr. Coyle expressed concerns about the close proximity of the sewer connection to the 28-30 Albert Street property and recommended the Board continue the public hearing until the modifications are made. Mr. Coyle added that the plans would also need to be stamped by a professional engineer.

Motion made at 7:42 p.m. to continue the public hearing to the May 26, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Ms. Steinhilber, Yes - **motion passed 3 -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.

Motion made at 7:43 p.m. to continue the public hearing to the May 26, 2020 Planning Board meeting by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes - **motion passed 3 -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.

Attorney Donald O'Neil informed the Board that the stormwater peer review comments were received on May 11, 2020 and asked the Board to continue the public hearing until the June 9, 2020 Planning Board meeting, in order to address the comments.

Motion made at 7:45 p.m. to continue the public hearing to the June 09, 2020 Planning Board meeting by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes - **motion passed 3 -0.**

Discussion:

Electronic Signatures

Mr. Menard shared Registry of Deeds guidance on electronic signatures, explaining that the Board would be required to adopt MGL Chapter 110 §G to allow the use.

Mr. Lynch suggested postponing the adoption vote until the remaining Planning Board members are present.

Minutes:

04-28-2020

Motion made at 7:51 p.m. to approve the April 28, 2020 Planning Board Meeting minutes by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes - **motion passed 3 -0.**

Adjournment

Motion made at 7:52 p.m. to adjourn by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes - **motion passed 3 -0.**

Next meeting will be May 26, 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 and click the “Playback of Government Meetings” link on the homepage.

Planning Board Packet Documents

- Neighbors Letter - 373 Oxford Street North
- Planning Board Meeting Minutes - 04/14/2020
- Planning Board Meeting Minutes - 04/28/2020
- Site Plan - 23 & 25 Albert Street
- DPW Comments - 23 & 25 Albert Street
- Site Plan - 27 & 29 Albert Street
- DPW Comments - 27 & 29 Albert Street
- Site Plan - 28 & 30 Albert Street
- DPW Comments - 28 & 30 Albert Street
- Site Plan - 31 & 33 Albert Street
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