

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
May 14, 2019- 7:00p.m.

Members Present: Wendy Steinhilber, Ron Brooks, John Regan, and Nicholas Lynch,

Members Absent: Scott Wrenn and Steven Chambers

Also Present: Adam Menard - Town Planner, 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.

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.

Mr. Brooks recused himself from the public hearing.

Kevin McGarry of Fuss & O'Neil and Paul McLean of ZPT Energy Solutions were present at the meeting. Mr. McGarry explained that lighting and landscaping are unwarranted on the Site, with only a few plantings proposed in the wetlands, and asked the Board to grant Landscaping and Lighting Waivers.

Ms. Steinhilber suggested additional evergreen plantings to minimize visual impacts during abscission.

Mr. McLean explained that additional plantings would have minimal impact, since the existing vegetation includes evergreens.

Mr. Regan asked about the elevation between the tree line and the highest point of the array, and the reflective glare during winter months.

McGarry stated that there is a 50-foot elevation between the tree line and the southern array, with the northern array not visible. Mr. McLean added that the panels absorb light, and are not reflective.

Mr. Brooks asked the Board to prohibit southwest tree cutting to prevent visibility and to ensure his property's screening is maintained following the solar installation.

Mr. McLean explained to the Board that in addition to the direct abutters, approximately 90 residents, with potential visual impacts, were notified about the

project, to which none responded. Mr. McLean added that modifications have been made to alleviate Mr. Brooks' concerns.

No public comment.

Mr. Regan made the motion to approve the Lighting Waiver, seconded by Mr. Lynch. **The Board voted 3-0 in favor.**

Mr. Regan made the motion to approve the Landscaping Waiver with a 5-year screening modification condition, seconded by Mr. Lynch. **The Board voted 3-0 in favor.**

Mr. Regan made the motion to close the public hearing, seconded by Mr. Lynch. **The Board voted 3-0 in favor.**

Mr. Regan made the motion to approve the Site Plan, seconded by Mr. Lynch. **The Board voted 3-0 in favor.**

7:10pm 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 Site Plan updates to the drainage system.

Mr. Regan asked where the gas trap vents, how many drains are in the building, the method of connection for the new 4-inch inlet from the floor drain to the manhole, and if the existing wash sedimentation basin has a watertight seal.

Mr. Hill explained that the wash sediment basin is covered with rubber matting, the gas trap piping runs to the building and vents above the roof, and a Kor-N-Seal boot will connect the floor drain and manhole. Mr. Connolly added that there are 2 floor drains.

Mr. Regan expressed concerns about rainwater running into the wash sediment basin and filling the gas traps with dirt. Mr. Regan suggested a hatching system, with a watertight seal, be added as a condition of approval.

Mr. Hill informed the Board that basin sediment is removed with a backhoe; scooping the waste and discarding into a dumpster. Mr. Connolly further explained that a contracted environmental waste management company conducts soil samples, removal, and drain cleaning. Mr. Connolly added that a hatching system would prevent vehicle movement around the basin.

Mr. Regan asked about a signed manifest, the sediment basin size, and the draining of waste, not caught in the sediment basin.

Mr. Connolly estimated the wash sediment basin to be 6x10 feet, while stressing that the infiltration and waste system, approved in 2008, should be sufficient. Mr. Connolly also shared that his company's Environmental Protection Agency number

corresponds with soil samples and waste pick up, and they receive manifests for oil filter pick up.

Mr. Regan explained that stormwater and waste regulations have changed significantly over the past 11 years and suggested a watertight sealing around the wash sediment basin and a Kor-N-Seal boot detail be included to the Site Plan approval condition.

Mr. Brooks made the motion to close the public hearing, seconded by Mr. Lynch. **The Board voted 4 -0 in favor.**

Mr. Brooks made the motion to approve the Site Plan with conditions, seconded by Mr. Lynch. **The Board voted 4 -0 in favor.**

Member Discussion:

Briarcliff Estates - Subdivision

Mr. Menard informed the Board that the Town retained bond cannot be used for private property and shared Town Counsel advice for affected residents to file a civil complaint.

Ms. Steinhilber requested a copy of the bond and for further clarification on bond uses and restrictions. Ms. Steinhilber also recommended revising bond policies to increase coverage.

Mr. Regan questioned how the bond could not cover private property drainage that connects to public roadways; especially with silt obstructing Town maintained drains.

Kevin O'Brien and Melissa O'Brien of 25 Briarcliff Drive and Jason Martino of 4 Amherst Drive were present at the meeting. Ms. O'Brien reminded the Board of previous complaints, discussions with Gallo Builders, and attempts to mitigate the drainage issues, prior to private ownership. Ms. O'Brien asked the Board how numerous Board interventions, still unresolved, are no longer mitigatable by the Planning Board.

Mr. Menard explained that the drainage for the impervious surface was approved before the houses were built.

Mr. O'Brien shared his concerns about increased runoff and drainage problems when the remaining lots are developed. Mr. O'Brien also expressed dissatisfaction with Gallo Builders drainage improvements, prompted by Building Commissioner Caleb Moody and Department of Public Works Director William Coyle, which have since deteriorated or been removed.

Mr. Martino updated the Board about large holes opening on his property and stressed the financial hardship of dealing with the drainage and runoff independently.

Mr. Regan asked if Building Commissioner Caleb Moody could issue a stop work order.

Mr. Menard stated that Department of Public Works Director William Coyle has the authority to issue a stop work order.

Ms. Steinhilber asked Mr. Menard to schedule a meeting with Town Counsel and requested a copy of the bond for Board review. Ms. Steinhilber also advised Briarcliff neighbors to file a class action lawsuit against the builders. Mr. Lynch agreed and suggested updating bond coverage to protect residents.

Signatures

203 Southbridge Street

Mr. Menard provided the 203 Southbridge Street Site Plan decisions for the Board to sign.

Minutes

04-09-2019

Mr. Regan made the motion to approve the April 09, 2019 Planning Board meeting minutes, seconded by Mr. Lynch. **The Board voted 4 -0 in favor.**

04-23-2019

Mr. Regan made the motion to approve the April 23, 2019 Planning Board meeting minutes with modification, seconded by Mr. Lynch. **The Board voted 4 -0 in favor.**

Blaker Street- Ashworth Hill Subdivision

Mr. Menard informed the Board that Town Counsel is reviewing Planning Board concerns.

Mr. Brooks expressed concerns over a recent site visit where, he witnessed 9 tri-axles and dump trailers leave the site over a 31 minute time period.

Public Hearings (cont):

7:15pm Massad Family LLC, requesting Modification of Site Plan Approval under Section 9.4.1 of the Auburn Zoning Bylaws for parking, landscaping, and site layout reconfiguration on property located at 54 Faith Ave

Mr. Regan expressed dissatisfaction with the current state of Faith Avenue.

Mr. Brooks made the motion to continue the public hearing to the July 23, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Adjournment

Mr. Brooks made the motion to adjourn at 8:33pm, seconded by Mr. Regan. **The Board voted 4-0 in favor.**

Next meeting will be May 28, 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:

- 203 Southbridge Street SPA Decision
- ZPTII-327 Rochdale - Site Sections
- 9286 Site Plan 2019 - ATS Equipment
- 487 Washington Street - ATS Site Plans
- 347 Rochdale Street - Letter and visuals to residents
- April 09, 2019 Planning Board Meeting Minutes
- April 23, 2019 Planning Board Meeting Minutes