

**Town of Auburn, Massachusetts**  
**Minutes of the Meeting**  
**Conservation Commission**  
**Auburn Town Hall Planning Board Room**  
**Wednesday, May 22, 2019**

**Members Present:** Michael Garland, Carolyn Corriveau, Thomas Fallon and Antonios Romniou.

**Members Absent:** Alison Holmes, Michelle Culross and Nathan Rand.

**7:07pm 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: Aaron & Kristy Kaminski, a Request for Determination** for the installation of a stone retaining wall 75' in length, a replace an existing retaining wall at the side entrance of the dwelling with stone. The removal of stump and downed tree. Re-grading and other associated site work on property located at 2 Riverside Drive, Auburn, MA. Map 58, Parcel 4.

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

Present for the hearing was Aaron Kaminski explaining the installation of a 2.5' interlocking jumbo block wall that he wishes to place along the top of the banking on his property. This would include the removal of a stump which is located in the path of the wall. Minimal excavation is expected. Another small wall will be installed near the basement exit. The Commission had visited this site last year for the installation of a pool, therefore, no additional site visit was necessary. No further questions. Thomas Fallon motioned to close the public hearing, second by Carolyn Corriveau. The vote was all in favor.

**7:05pm 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. Auburn, MA Map 56, Parcel 3. (Continued from 5-8-19)

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

Present for the hearing was Patrick McCarty of McCarty Engineering of Leominster, MA and Neil Patrick owner of Patrick Motors. Mr. McCarty explained the site work again and the proposed renovations to the dealership with the addition of Volvo and Saab.

Michael Garland mentioned that the plan accurately reflects the existing conditions at the site. The Japanese knotweed will be removed.

Patrick McCarty stated a Special Permit from 1993 was amended by the Zoning Board for the work to be done in the Zone III Aquifer on May 16, 2019. Graves Engineering is in the peer review process. A public hearing will be held on May 28 by the Planning Board.

Patrick Motors would like to break ground on this project July to mid August.

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

**7:10pm Applicant NJ Realty Trust, a Notice of Intent** for the demolition of an existing building , construction of a new 17,775sf automotive dealership with associated site improvements, parking, grading, retaining walls, utilities and landscaping, on property located at 189 Washington St., Auburn, MA. Map 35, Parcel 12.

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

Patrick McCarty was present with Neil Patrick. Mr. McCarty explained that EcoTec, Inc. had flagged the wetlands, however there are no wetlands on this site but within 100' of property owned by the Town of Auburn. There is a detention basin on the town owned property for drainage from Westec Drive.

The existing building, retaining wall and pavement will all be demolished and removed from the site.

The new Patrick Mazda building will be 17,775 sq. ft, two stories in height with glass front. The site will be graded to form 5 platforms (tiers) with parking for 100 vehicles.

The driveway will be reconstructed to allow the vehicles to be dropped off. A retaining wall will be installed outside the 25' buffer part of it in the 50' buffer. New drainage will be installed 5 infiltration systems having 2 catchbasins on each level. A separate system will be installed for the roof runoff.

The impervious area was 40,000sq. ft. now increased to 106,000. with much improved drainage. No further questions or comments.

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

**7:15pm Applicant: Joseph Cariglia, a Request for Determination** for the installation of a shed and deck on property located at 82 Berlin St., Auburn, MA. Map 31, Parcel 112.

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

Present for the hearing was Joseph Cariglia explaining the shed will be moved to the right side of his property 135' from the water and the deck will be moved 26' away. Mr. Cariglia stated the company will be moving the shed on a flatbed and installing it on blocks. The moving will take place after the temporary mobile home is removed in 6 to 8 weeks, it may be able to move around the mobile home.

Michael Garland requested that by July 30, 2019 all the work will be completed. Mr. Cariglia stated yes and hopefully before that date.

Mr. Doug Nelson of 142 Wallace Ave. just asked if the shed would conform to the setback requirements and did not have any issues with the shed.

No further comments or questions.

Thomas Fallon motioned to close the Public Hearing, second by Antonio Romniou. The vote was all in favor.

**ISSUANCES:**

**132 Prospect Ave., J.W. Land Development** requesting an extension of the Order of Conditions issued 3 years ago. Justin Stelmok explained that this parcel was modified having access from Whitman Bailey Drive due to the wetlands along Prospect Street. No work has been started on this parcel. Carolyn Corriveau motioned to extend the Order for 2 years, second by Thomas Fallon. The vote was all in favor 4-0.

**2 Riverside Drive. Kaminski.** Carolyn Corriveau motioned to issue a Negative Determination for the installation of a stone wall and grading, second by Thomas Fallon. The vote was all in favor. 4-0.

**82 Berlin St., Joseph Cariglia.** Thomas Fallon motioned to issue a Negative Determination providing once the shed and deck are placed where they are shown on the plan. This should be done by July 30, 2019. The Enforcement Order will remain in place until the work is complete, second by Antonio Romniou. The vote was 4-0 in favor.

**519 Washington St. Patrick Volvo VW.** Carolyn Corriveau motioned to issue a Standard Order with Special Conditions 1,2,3,5,8,9,11,12+13, second by Thomas Fallon. The vote was all in favor 4-0.

**189 Washington St. Patrick Mazda.** Carolyn Corriveau motioned to issue a Standard Order and Special Conditions 1,2,3,5,8,9,11 & 13, second by Thomas Fallon providing the erosion control is inspected by the Commission after it is installed. The vote was all in favor 4-0

**4-24-19 Meeting minutes.** Carolyn Corriveau motioned to accept the minutes, second by Thomas Fallon. The vote was all in favor 4-0.

**86 Rochdale St. D. Rovatti.** Carolyn Corriveau motioned to reopen the hearing for 86 Rochdale St. and to continue it until 6-12-19 @ 7:20pm., second by Thomas Fallon. The vote was all in favor 4-0.

8:04pm Thomas Fallon motioned to adjourn, second by Carolyn Corriveau. The vote was all in favor 4-0.

Respectfully submitted,

Sheila Conroy  
Administrative Assistant