

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall  
May 26, 2020- 7:00p.m.

---

**Members Present:** John Regan, Scott Wrenn, Nicholas Lynch and Steven Chambers

**Members Absent:** Wendy Steinhilber and Ron Brooks

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

Mr. Regan 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.

Motion made at 7:05 p.m. to open the Planning Board meeting by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

**ANR:**

**S & K Development - 373 Oxford Street North**

Motion made at 7:06 p.m. to approve the ANR Plan by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

**Public Hearings:**

**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**

Stephen O'Connell of Turning Point Engineering shared plan updates including relocation of the culvert pipe under the access drive and stated the Department of Public Works suggested conditioning approval to include the new pipe have dark line detail and the foundation drain discharge in the same location as the new 12-inch pipe.

No public comment.

Motion made at 7:12 p.m. to approve the Site Plan with new pipe and discharge detail conditions by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Motion made at 7:13 p.m. to close the public hearing by Mr. Lynch, seconded by Mr. Chambers; roll call vote: Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -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**

Stephen O'Connell of Turning Point Engineering informed the Board that the detention basin requires additional modifications and requested a continuance.

No public comment.

Motion made at 7:16 p.m. to continue the public hearing to the June 09, 2020 Planning Board meeting by Mr. Lynch, seconded by Mr. Wrenn; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 4 -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**

Stephen O'Connell of Turning Point Engineering shared plan updates including adequate sewer tie-in separation at the sewer main and added that all Department of Public Works comments' have been satisfied.

Mr. Regan asked why the manhole and main tie-in separation, previously discussed was not included and requested an additional plan detailing the 2-foot of sewer line tie-in separation.

Mr. O'Connell explained that the tie-in changes were a result of obtaining an as-built plan previously approved by the Department of Public Works and added that the sewer line detail will be included in the roadway as-built plan.

No public comment.

Motion made at 7:21 p.m. to close the public hearing by Mr. Lynch, seconded by Mr. Wrenn; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Motion made at 7:22 p.m. to approve the Site Plan by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 4 -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 Public Transportation for an Access Permit.

Motion made at 7:23 p.m. to continue the public hearing to the June 09, 2020 Planning Board meeting by Mr. Lynch, seconded by Mr. Wrenn; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

**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. Menard informed the Board that the Board of Selectmen have voted to accept the new roadway and discharge the old roadway to the Massad Family. Mr. Menard added that Site Plan modification should be submitted soon.

Motion made at 7:25 p.m. to continue the public hearing to the June 09, 2020 Planning Board meeting by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

**Subdivision Modification:**

**The Reserve at Ashworth Hill**

Mr. Menard stated that the site plan modifications have been submitted for peer review.

**Decision:**

**Eastland Partners 27 & 29 Albert Street**

Mr. Menard asked the Board the sign the 27 & 29 Albert Street decision.

**Discussion:**

**Ashworth Hill Subdivision request for lot release 23-25 Albert Street L ot 5**

Mr. Menard informed the Board that all Town departments are satisfied and have no concerns regarding the 23-25 Albert Street Lot Release.

No public comment.

Motion made at 7:29 p.m. to release 23-25 Albert Street, Lot 5 by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

**Electronic Signatures - consider provision MGL Ch. 110G**

Mr. Menard reminded the Board of the Registry of Deeds guidance on electronic signatures, noting that mylar plans would still require handwritten signatures. Ms. Coyle added that Planning Board members can request outdoor accommodations for decision signing.

Mr. Regan suggested postponing the discussion until all members are present.

**Minutes:**

**04-14-2020**

Motion made at 7:33 p.m. to approve the April 14, 2020 Planning Board Meeting minutes by Mr. Wrenn, seconded by Mr. Chambers; roll call vote: Mr. Chambers, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 3-0**; Mr. Lynch abstained due to meeting absence.

**Adjournment**

Motion made at 7:34 p.m. to adjourn by Mr. Lynch, seconded by Mr. Wrenn; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Next meeting will be June 09, 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**

- ANR Application - 373 Oxford Street North
- ANR Plan- 373 Oxford Street North
- Planning Board Meeting Minutes - 04/14/2020
- Planning Board Meeting Minutes - 05/12/2020
- Decision - 27 & 29 Albert Street
- Faith Avenue Roadway Update
- Site Plan - 23 & 25 Albert Street
- Site Plan - 27 & 29 Albert Street
- Site Plan - 28 & 30 Albert Street
- Site Plan- 31 & 33 Albert Street
- Subdivision Modification Cover Letter - Ashworth Hill
- Subdivision Modification plan - Ashworth Hill
- Stormwater Management Report - Ashworth Hill
- Watershed Maps - Ashworth Hill