

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall Planning Board Meeting Room  
May 28, 2019- 7:00p.m.

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**Members Present:** Wendy Steinhilber, Ron Brooks, Scott Wrenn, John Regan, Nicholas Lynch, and Steven Chambers

**Members Absent:** None

**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.

**ANR:**

**14 Robert Ave. Banfill-Fullen**

Chad Banfill of 10 Robert Avenue and David Fullen of 14 Robert Avenue were present at the meeting. Mr. Menard shared plans to transfer land from 14 Robert Avenue to 10 Robert Avenue.

Mr. Brooks made the motion to approve the ANR Plans, seconded by Mr. Regan.  
**The Board voted 5 -0 in favor.**

**Public Hearings:**

**7:05pm Applicant: NJ Realty Trust, Patrick Motors, a request for a Site Plan Approval under Section 3.2.6.3 of the Auburn Zoning Bylaws, to allow renovation and additions to the existing building and parking areas on 519 Washington St., Map 56, Parcel 3.**

Mr. Brooks made the motion to open the public hearing, seconded by Mr. Regan.  
**The Board voted 5 -0 in favor.**

Todd Brodeur of Fletcher and Tilton, Patrick McCarty and Brian Marchetti of McCarty Engineering, and Neil Patrick of Patrick Motors were present at the meeting. Mr. Brodeur informed the Board that the Worcester Volvo dealership will be relocating to Patrick Motor's 519 Washington Street location. Mr. Brodeur also stated that the Zoning Board of Appeals has granted a Special Permit and Conservation Commission approval is pending.

Patrick McCarty shared plans to build a 3,500 square feet addition to the existing building, add 2 service drives, reconfigure sales and parts storage areas, add vehicle display up-lighting, expand rear inventory parking, reconstruct existing parking, and improve the stormwater infiltration system. Mr. McCarty requested front yard setback, foundation and island landscaping waivers.

Ms. Steinhilber explained that the Board will address peer review comments at the June 11<sup>th</sup> Planning Board meeting.

Mr. Chambers asked about the spacing between the islands.

Mr. McCarty stated that one parking aisle has 25 spaces, with 241 feet between islands, and the second has 21 parking spaces, with 189 feet between islands.

Mr. Regan asked about the electrical conduit casing, if the waste oil tank is fiberglass, and if the sewer manholes are being vacuum tested.

Mr. McCarty explained that the fiberglass waste oil tank contains an enclosed monitor and alarm, the electrical conduit encasement is concrete, and the sewer manholes will be vacuum tested.

Mr. Brooks asked if the vehicle display up-lighting is zero foot-candles at the property line and if there are wetlands located near the detention pond. Mr. Brooks also cautioned against vehicle loading and unloading on Washington Street.

Mr. McCarty informed the Board that up-lighting illuminates the accents on the vehicles and will not affect any abutting properties. Mr. McCarty also showed the Board the wetlands surrounding the detention pond and running south off the property.

Michael Schillinger of 12 Diane Avenue raised concerns about the current lighting illuminating onto his property.

Joseph Shenette 129 South Street suggested adding two-tier lighting and shields to reduce illumination.

Mr. Brooks explained that a light study will be conducted to ensure there is no illumination beyond the property line, security lighting at appropriate times, and recommended obtaining neighbor feedback while designing the lighting plan.

Mr. Regan made the motion to continue the public hearing to the June 11, 2019 Planning Board meeting, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

**7:10pm Applicant: NJ Realty Trust, Patrick Motors, a request for Site Plan Approval under Section 9.4.1 of the Auburn Zoning Bylaws, to allow light vehicular and equipment sales on property located at 189 Washington St., Auburn, MA. Map 35, Parcel 12**

Mr. Wrenn made the motion to open the public hearing, seconded by Mr. Regan. **The Board voted 5 -0 in favor.**

Todd Brodeur of Fletcher and Tilton, Patrick McCarty and Brian Marchetti of McCarty Engineering, and Neil Patrick of Patrick Motors were present at the meeting. Mr. Brodeur shared plans to relocate Patrick Motor's Mazda dealership to 189 Washington Street. Mr. Brodeur also stated that the Zoning Board of Appeals has granted a Use Variance and Conservation Commission approval is pending.

Mr. McCarty shared plans to demolish the existing building and construct an 18,000 square foot vehicle dealership, with interior 2-story vehicle display, a single lane vehicle service drive, 4 elevated tier vehicle storage, new stormwater infiltration system, new town sewer connection, new fire hydrant, new electrical pole with

underground transformer to building, and landscaping. Mr. McCarty also requested front yard setback, foundation and island landscaping waivers.

Mr. Chambers asked about the inventory elevation, if the proposed wall was above grade, and the width of the drive lane. Mr. Chambers also raised concerns about the lighting not being zero at the property line.

Mr. McCarty stated that the drive aisle is 24 feet wide surrounding the building, each inventory tier is between 6-8 feet in height, the wall is not above grade, and the lighting will be revised to ensure it is zero at the property line.

Mr. Wrenn asked if the site has residential abutters.

Mr. Brodeur stated there are no direct residential abutters.

Mr. Lynch asked how many vehicles will be stored on the 4 inventory tiers and will customers be accessing the inventory space.

Mr. McCarty explained that there are 284 vehicles storage parking spaces and only employees will access the inventory tiers.

No public comment

Mr. Wrenn made the motion to continue the public hearing to the June 11, 2019 Planning Board meeting, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

**7:25pm Applicant: Raymond & Molly Bonneville, a request for a Special Permit under Section 5.3.2 of the Auburn Zoning Bylaws, to create a hammerhead lot on property located at 23 Sunrise Ave., Auburn, MA. Map 8, Parcel 12.**

Raymond Bonneville of 23 Sunrise Avenue was present at the meeting. Mr. Bonneville proposed plans to build a turnaround in order to increase frontage for a hammerhead lot on his property.

Mr. Menard explained that the Zoning Board of Appeals has denied the waiver request, due to private road regulations. Mr. Menard suggested the applicant resubmit subdivision plans.

Mr. Regan asked if the frontage requirements were different between a hammerhead lot and a regular lot.

Mr. Menard explained that a hammerhead lot on a private road requires 180 feet of frontage. Mr. Wrenn added that hammerhead lots prohibit further lot subdivision.

Ms. Steinhilber asked Mr. Bonneville if he intends to withdraw the request for a Special Permit.

Mr. Bonneville stated that he would not withdraw the Special Permit and explained that the turnaround would improve road conditions for emergency vehicles.

Mr. Brooks made the motion to close the public hearing, seconded by Mr. Regan. **The Board voted 5 -0 in favor.**

Mr. Wrenn made the motion to deny the Special Permit, seconded by Mr. Lynch. **The Board voted 5 -0 in favor.**

**Waiver Request-Marshall Provost South Street Public Hearing, Site Lighting, Landscape Plan, Drainage, & Filing Fees Marshall Provost request for Site Plan Approval at South Street, Auburn, MA. Map 79 Parcel 10.**

Zachary Gless of Existing Grade was present at the meeting. Mr. Gless shared plans to build a single-family home, with onsite well and septic system. Mr. Gless explained that the current legal access drive is located within the wetlands and proposed relocating the drive to an existing cart road. Mr. Gless explained that the Zoning Board of Appeals granted an access variance and the Conservation Commission approved the relocation.

Mr. Menard shared Town Engineer's recommendation that the proposed driveway be set back and brush cleared and maintained for optimal site distance.

Ms. Steinhilber suggested adding that right-of-way clearing as a condition of approval.

Mr. Regan asked if the soil has been perk tested.

Mr. Gless stated that the perk testing will be completed with Board of Health submission.

Mr. Brooks made the motion to approve the public hearing, lighting, landscaping, drainage, and filing fee waivers, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

Mr. Brooks made the motion to approve the Site Plan, seconded by Mr. Lynch. **The Board voted 5 -0 in favor.**

**Signatures**

**ZPT Energy 347 Rochdale Street**

Mr. Menard provided the 347 Rochdale Street Site Plan decisions for the Board to sign.

**ATS 487 Washington Street**

Mr. Menard provided the 487 Washington Street Site Plan decisions for the Board to sign.

**Member Discussion:**

## **Briarcliff Estates**

Ms. Steinhilber reviewed the Briarcliff Estate's letter of credit and voiced frustration about the vague language. Ms. Steinhilber also paraphrased Town Counsel's explanation that performance bonds have historically covered public ways, sidewalks, utilities, and streets. Ms. Steinhilber suggested revising subdivision regulations granting Planning Board compliance enforcement.

Mr. Regan asked if the water runoff increase is the responsibility of Gallo Builders or the new property owners, and if the private property runoff is covered under the bond umbrella, since it is clogging Town drains.

Mr. Chambers asked if a cease and desist could be issued on the undeveloped lots to prevent development until the drainage problems are addressed.

Mr. Wrenn asked if Gallo Builders deviated from the approved Site Plan and asked Mr. Menard to get hold of the document that controls the letter of credit.

## **Blaker Street Subdivision**

Ms. Stienhilber explained that Site Plan approval permits earth removal that is incidental and minor, and there is no specification regarding quantity.

Mr. Brooks suggested revising the bylaw to prohibit onsite quarrying. Mr. Regan added that overblasting was being conducted onsite.

Mr. Wrenn stated that the earth removal is not incidental and minor, according to the approved Site Plan. Mr. Wrenn also stated that Site Plan modifications still have not been submitted and the development remains out of compliance.

## **Minutes**

### **05-14-2019**

Mr. Regan made the motion to approve the May 14, 2019 Planning Board meeting minutes, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

## **Adjournment**

Mr. Regan made the motion to adjourn at 9:18pm, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

Next meeting will be June 11, 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](http://www.auburnguide.com) and click the “Playback of Government Meetings” link on the homepage.

**Planning Board Packet Documents:**

- 189 Washington Street SPA Application
- 347 Rochdale Street Decision
- 487 Washington Street - ATS Site Plan Approval
- Patrick Motors Drainage Report
- 519 Washington Street Stamped Site Plan
- 14 Robert Avenue ANR Application
- 14 Robert Avenue ANR Site Plan
- Briarcliff Bond Estimate and Letter of Credit 2010-2011
- 189 Washington Street Stamped Site Plan
- Provost South Street Site Plan Review Application Packet
- 519 Washington Street Site Plan Application
- May 14, 2019 Planning Board Meeting Minutes