

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
June 09, 2020- 7:00p.m.

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

Members Absent: John Regan

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

ANR:

Auburn Mall 385 Southbridge Street

Todd Brodeur of Fletcher and Tilton shared plans to transfer a 2,500 square feet of Auburn Mall space to the Reliant Medical parcel at 385 Southbridge Street. Mr. Brodeur informed the Board that Massachusetts General Law requires direct access to the parcel and proposed a 20-foot access strip with reciprocal easements for both parcel tenants. Mr. Brodeur added that Auburn Subdivision regulations require 1-inch per 20-foot scaling, and asked the Board to accept the 1-inch per 80-foot scaling on the current plan.

Motion made at 7:10 p.m. to approve the ANR Plan with relief from the 1-inch by 20-foot scaling ratio by Mr. Brooks, seconded by Mr. Wrenn; roll call vote: Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

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 28-30 Albert St., Auburn MA, Map 65 Parcel 70

Motion made at 7:11 p.m. to continue the public hearing to the June 23, 2020 Planning Board meeting by Mr. Wrenn, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 5 -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.

Ms. Steinhilber shared the applicant's request to withdraw the Special Permit and Site Plan applications without prejudice.

Motion made at 7:13 p.m. to accept the application withdrawal without prejudice by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 5 -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 .

Motion made at 7:14 p.m. to continue the public hearing to the June 23, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Wrenn; roll call vote: Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

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.

Mr. Wrenn recused himself from the public hearing.

Engineer Joseph Graham informed the Board that grading, access road and detention basin details are being revised, based on peer review comments.

Motion made at 7:28 p.m. to continue the public hearing to the June 23, 2020 Planning Board meeting by Mr. Chambers, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Mr. Lynch, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 4 -0.**

Subdivision Modification:

The Reserve at Ashworth Hill

Mr. Menard informed the Board that the Subdivision modification is under peer review.

Site Plan Modification:

2 Bridge Street-Hammerhead Lot Special Permit

Ryan Healy shared plans to build a single family dwelling, with a 135-foot setback and asked the Board for relief from the hammerhead lot setback requirement of 185-feet. Mr. Healy also asked the Board to accept the greater than 3-to-1 slope in the rear left corner of the lot.

Mr. Menard stated that there were no concerns with the proposed location or grading from Town departments.

No public comment.

Motion made at 7:25 p.m. to accept the proposal as a minor modification by Mr. Wrenn, seconded by Mr. Brooks; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 5 -0.**

Motion made at 7:25 p.m. to approve the minor modification by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 5 -0.**

Discussion:

Open Space Plan

Mr. Menard informed the Board that the Auburn Open Space Plan is an integral component to obtaining grants and funding, and the current Open Space Plan will expire in October 2021. Mr. Menard shared plans to form a new Open Space Committee, with members comprised of Board of Selectmen, Conservation Commission, Planning Board and interested residents.

Ms. Steinhilber asked Planning Board members interested in participating on the Committee to contact Mr. Menard.

Electronic Signatures - consider provision MGL Ch. 110G

Mr. Menard informed the Board that the Town Hall kiosk is available for signing, should Planning Board members want to remain in their vehicles.

Ms. Steinhilber suggested postponing electronic signatures discussion until all members are present.

Summer Schedule

Ms. Steinhilber suggested reducing Planning Board meetings to one monthly meeting through the summer, with additional meetings optional if necessary.

Ms. Steinhilber suggested July 21, 2020 and August 18, 2020. The Planning Board members agreed.

MVP Grant Letter of Support

Mr. Menard reminded the Board of a concept design grant used for a Sword Street culvert bridge and asked for the Board to support a bridge engineering and residential education grant application. Mr. Menard added that the Blackstone River Watershed Association, Central Massachusetts Regional Planning Commission, Auburn Board of Selectmen, and the Leesville Pond Residential Association have provided support.

Motion made at 7:36 p.m. to support the MVP Grant application by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 5 -0.**

Minutes:

05-12-2020

Motion made at 7:37 p.m. to approve the May 12, 2020 Planning Board Meeting minutes by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Ms. Steinhilber, Yes - **motion passed 3-0**; Mr. Wrenn and Mr. Chambers abstained due to meeting absence.

05-26-2020

Motion made at 7:38 p.m. to approve the May 26, 2020 Planning Board Meeting minutes by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Lynch, Yes; Mr. Wrenn, Yes; Mr. Chambers, Yes - **motion passed 3-0**; Ms. Steinhilber and Mr. Brooks abstained due to meeting absence.

Adjournment

Motion made at 7:40 p.m. to adjourn by Mr. Lynch, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 5 -0**.

Next meeting will be June 23, 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

- ANR Application - 4 Brotherton Way
- Leesville Pond Improvements Letter
- Planning Board Meeting Minutes - 05/12/2020
- Planning Board Meeting Minutes - 05/26/2020
- Special Permit Modification Application - 2 Bridge Street
- Special Permit Modification Letter - 2 Bridge Street
- Site Plan - 2 Bridge Street
- Building Permit Plan - 28 & 30 Albert Street