

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall Planning Board Meeting Room  
June 11, 2019- 7:00p.m.

---

**Members Present:** Wendy Steinhilber, Scott Wrenn, John Regan, and Nicholas Lynch

**Members Absent:** Ron Brooks and Steven Chambers

**Also Present:** Adam Menard - Town Planner

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.

**Signatures**

**23 Sunrise Avenue**

Mr. Menard provided the 23 Sunrise Avenue Special Permit decision for the Board to sign.

**Public Hearings:**

**7:05pm Applicant: 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.

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

Donald O'Neil, on behalf of SZLL Realty, LLC and surveyor Robert O'Neil were present at the meeting. Donald O'Neil shared plans to develop a 10-lot subdivision on a new 490-foot road, with 3 additional ANR lots on Hampton Street. Robert O'Neil informed the Board that the proposed cul-de-sac will be at a 1 percent pitch, all utilities will be brought on site from Eaton Avenue, and the detention pond access road will be located on Vesper street.

Ms. Steinhilber asked if the detention pond has the capacity to capture all runoff.

Robert O'Neil stated that the detention pond would be sufficient, and added that roadway runoff would be captured in the 6 catch basins along the proposed new road.

Mr. Regan asked if storm septors would be in every manhole and if driveways and sidewalks would be wire reinforced. Mr. Regan suggested updating the plan with

new wheelchair ramp detail, 3-quarter inch stone for hydrant wrapped in filter fabric, catch basin material, and reducing the amount of manholes.

Robert O'Neil explained that the proposed manholes are intended to control the velocity of the water and the storm septors would only be in the manholes at the detention basin entrance.

John Hintlian of 17 Eaton Avenue asked if Elm Hill Water would service the subdivision and the proposed utility installation route. Mr. Hintlian raised concerns about the additional vehicle traffic projecting lights onto his property and suggested adding a guardrail due to the steep grade.

Robert O'Neil shared the proposed utility installation route and confirmed that Elm Hill Water will service the development.

Ms. Steinhilber suggested adding a 100-foot guardrail along the 20-foot drop off near Mr. Hintlian's property.

Trisha Wooldridge of 15 Gibson Road questioned the grading accuracy on the plan, the sewerage discharge route, and asked if the area vegetation would be disrupted. Ms. Wooldridge also asked if there would be blasting during construction and expressed concerns about potential damage to her property and well.

Robert O'Neil explained that an environmental consultant has delineated the limits of the wetlands and the sewerage will be removed through an easement into the cul-de-sac. Mr. O'Neil also stressed that all necessary permits would be obtained and an insurance study would be completed prior to any blasting. Ms. Steinhilber added that the Conservation Commission will review the plan and address wetland concerns.

Lynn Pearson of 172 Hampton Street cautioned against the steep grading for the proposed driveways.

Anthony Avedian of 14 Glenview Road informed the Board that site clearing has already damaged the roads, increased wind pressure, and filled the drains with silt. Mr. Avedian asked about the construction timeline and suggested fencing to reduce wind pressure, while providing screening from neighbors.

Robert O'Neil shared landscaping plans to resolve screening and wind concerns. Ms. Steinhilber recommended including evergreens in the landscaping plan.

Tom Kies of 18 Eaton Avenue raised concerns about the traffic increase, especially during inclement weather.

Peter Crone of 22 Eaton Avenue asked how construction vehicles would access the site and if there are plans to widen Eaton Avenue.

Robert O'Neil explained that there are no plans to widen the road beyond the subdivision entrance.

Ms. Steinhilber asked when road improvements were last completed on Eaton Avenue.

David Schroder of 3 Eaton Avenue said the Eaton Avenue was last improved nearly 4 years ago.

Sheena Robitaille and Kyle Robitaille of 24 Eaton Avenue were present at the meeting. Ms. Robitaille raised concerns about the proposed road being directly across from her driveway and Mr. Robitaille added that the vehicle headlights will project directly on their property.

Anne Elsaid at 219 Hampton Street asked the Board to prohibit vehicles from using her driveway for a turnaround.

Ms. Steinhilber explained that the public hearing will be continued and Subdivision Plan will be submitted for peer review; addressing all abutter and Planning Board concerns. Ms. Steinhilber urged abutters to attend the next public hearing on June 25th to ensure their questions are answered and address any remaining concerns.

Mr. Regan made the motion to continue the public hearing to the June 25, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 3-0 in favor.**

**7:10pm 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.**

Todd Brodeur of Fletcher and Tilton and Patrick McCarty of McCarty Engineering were present at the meeting. Mr. Brodeur informed the Board that Graves Engineering comments have been satisfied, and plans to submit the revised lighting plan shortly. Mr. McCarty further explained that the lighting system would require new poles and fixtures, to ensure zero foot-candles at the property line.

Paul Marrone of 122 South Street asked about the lighting installation plan and the height of the lighting illuminating off the property. Mr. Marrone also shared a photo of the existing lights from his property.

Mr. McCarty shared plans to reuse many existing bases and conduit, while adding some new lighting. Mr. McCarty did not know the height of projection, but explained that shields will be installed to ensure it is zero foot-candles at the property line.

Joseph Shennette 129 South Street expressed frustration about the lighting brightness and suggested adding two-tier lighting to reduce brightness, while providing security during off hours. Mr. Shennette also stated that South Street should not be used for test driving vehicles.

Michael Schillinger of 12 Diane Avenue asked if the last light conversion was permitted and if future conversions can be regulated by the Planning Board.

Ms. Steinhilber explained that the proposed lighting must be compliant with the approved Site Plan. Ms. Steinhilber recommended contacting Code Enforcement should the developers fail to comply with the approved Site Plan.

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

Mr. Wrenn made the motion to approve the front yard setback, foundation and island landscaping waivers, seconded by Mr. Lynch. **The Board voted 4 -0 in favor.**

Mr. Wrenn made the motion to approve the Site Plan subject to lighting plan submission, maintenance, and a low-level security setting within 30-minutes post business hours, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

**7:15pm 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**

Todd Brodeur of Fletcher and Tilton and Patrick McCarty of McCarty Engineering were present at the meeting. Mr. Brodeur informed the Board that test pits are the only outstanding peer review comment remaining. Mr. McCarty explained that the test pit would be completed once the site is vacated.

Mr. Menard stated that the Fire Department had concerns about emergency vehicle turning radius. Mr. McCarty explained that the plan meets the 24-foot requirements and if additional space is needed, it may require additional relief to the front yard setback. Mr. Brodeur added that modifying the setback would be problematic due to grading.

Mr. Regan asked about the elevation from the edge of pavement to the highway and if the end of the aisle can be cross hatched. Mr. Lynch asked about the distance between the wall and the edge of pavement.

Mr. McCarty explained that the pavement grade is 500, the side of the radius is 16 feet tall, and the distance between the retaining wall to pavement is approximately 12 feet.

No public comment

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

Mr. Regan made the motion to approve the front yard setback, foundation and island landscaping waivers, seconded by Mr. Wrenn. **The Board voted 4 -0 in favor.**

Mr. Regan made the motion to approve the Site Plan, subject to Fire Department turning radii review and consent, Graves Engineering witnessed test pits, and an independent soil test review as conditions, seconded by Mr. Wrenn. **The Board voted 4-0 in favor.**

### **Adjournment**

Mr. Regan made the motion to adjourn at 8:46pm, seconded by Mr. Wrenn. **The Board voted 4-0 in favor.**

Next meeting will be June 25, 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:**

- 23 Sunrise Avenue Special Permit Denial
- Hampton Street Stormwater Report
- Hampton Street Definitive Site Plan
- 189 Washington Street Peer Review
- 519 Washington Street Peer Review