

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
June 23, 2020- 7:00p.m.

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

Members Absent: Nicholas Lynch

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

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

Clayton Williams of Eastland Partners informed the Board that all peer review comments have been satisfied, including grading and the driveway turnaround.

Mr. Menard expressed concerns about the utility connections and detention basin. Town Engineer William Coyle agreed, adding that the abutting 40b housing project infiltration system, drainage line, grading and access road will impact the property and suggested finalizing these 40b design components prior to approving the Site Plan.

Stephen O'Connell of Turning Point Engineering and Planning Board member Ronald Brooks both joined the meeting after experiencing technical difficulties. Mr. Brooks expressed dismay regarding the connection issues and his inability to hear the meeting.

Stephen O'Connell asked if the Town Engineer's concerns could be addressed through Site Plan approval conditions.

Mr. Coyle suggested working collaboratively with Mr. O'Connell to design an access road, grading, drainage line and detention basin that satisfies the Site Plan and 40b project needs.

Mr. Regan asked about the sewer connection angle.

Mr. O'Connell stated that the sewer connection angle was less than 45 degrees and agreed to work with the Town Engineer on the proposed modifications.

Motion made at 7:19 p.m. to continue the public hearing to the July 21, 2020 Planning Board meeting by Mr. Wrenn, seconded by Mr. Brooks; roll call vote: Mr. Regan, Yes;

Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Wrenn, Yes; Ms. Steinhilber, Yes - **motion passed 5-0.**

Subdivision Modification:

The Reserve at Ashworth Hill

Mr. Menard informed the Board that the Subdivision modification peer review comments have been satisfied.

Motion made at 7:21 p.m. to accept the proposal as a minor modification by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Regan, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Wrenn, Yes; Ms. Steinhilber, Yes - **motion passed 5 -0.**

Motion made at 7:22 p.m. to approve the minor modification by Mr. Wrenn, seconded by Mr. Chambers; roll call vote: Mr. Regan, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Wrenn, Yes; Ms. Steinhilber, Yes - **motion passed 5 -0.**

Discussion:

Electronic Signatures - consider provision MGL Ch. 110G

Mr. Menard reminded the Board that the adoption of MGL Ch. 110G, would grant the Board electronic signature permission. Mr. Menard informed the Board that mylar plans and the adoption of MGL Ch. 110G would require ink signatures.

Mr. Wrenn suggested adoption to expedite the decision recording process. Mr. Chambers asked which documents would utilize electronic signatures.

Mr. Menard stated that electronic signatures would be used on decisions granted during a public hearing.

Motion made at 7:27 p.m. to adopt MGL Ch. 110G, granting electronic signatures on documents with motions that carried in the affirmative, by Mr. Regan, seconded by Mr. Brooks; roll call vote: Mr. Regan, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Wrenn, Yes; Ms. Steinhilber, Yes - **motion passed 5 -0.**

Minutes:

06-09-2020

Motion made at 7:28 p.m. to approve the June 09, 2020 Planning Board Meeting minutes by Mr. Chambers, seconded by Mr. Wrenn; roll call vote: Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 4-0;** Mr. Regan abstained, due to meeting absence.

Public Hearings (continued):

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 7:29 p.m. to continue the public hearing to the July 21, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Regan, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Wrenn, 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.

Motion made at 7:30 p.m. to continue the public hearing to the July 21, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Regan; roll call vote: Mr. Regan, Mr. Brooks, Yes; Mr. Chambers, Yes; Ms. Steinhilber, Yes - **motion passed 4 -0.**

Public Comment:

Clayton Williams of Eastland Partners asked when Graves Engineering bond estimate would be reviewed by the Planning Board and expressed displeasure with Mr. Brooks comment during Eastland Partners, Inc. 28-30 Albert Street public hearing.

Mr. Menard stated that the bond estimate has been reviewed by the Department of Public Works and is scheduled Planning Board review on July 21, 2020.

Ms. Steinhilber clarified that Mr. Brooks' remarks were in reference to connection issues, not the applicant.

Adjournment

Motion made at 7:33 p.m. to adjourn by Mr. Wrenn, seconded by Mr. Brooks; roll call vote: Mr. Regan, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Wrenn, Yes; Ms. Steinhilber, Yes - **motion passed 5 -0.**

Next meeting will be July 21, 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

- Building Permit Plan - 28 & 30 Albert Street
- Subdivision Modification Peer Review - The Reserve At Ashworth Hill
- Planning Board Meeting Minutes - 06/09/2020

- Town Engineer Comments - The Reserve At Ashworth Hill