

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall Planning Board Meeting Room  
June 25, 2019- 7:00p.m.

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

**Members Absent:** Ron Brooks

**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:**

**23 Sunrise Avenue, Raymond Bonneville**

Mr. Menard informed the Board that the ANR does not meet zoning requirements and will be recorded by the Registry as not a buildable lot.

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

**Signatures:**

**320 South Street, Marshall Provost**

Mr. Menard provided the 320 South Street decision for the Board to sign.

**519 Washington Street, Patrick Volvo/Volkswagen**

Mr. Menard provided the 519 Washington Street decision for the Board to sign.

**189 Washington Street, Patrick Mazda**

Mr. Menard provided the 189 Washington Street decision for the Board to sign.

**Public Hearings:**

**Waivers Request Troy's Sport Bar 125 Oxford St. N- Lighting Plan, Landscape Plan, Traffic Study, documentation of availability & adequacy of water and sewer.**

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

Maureen Finlay of Finlay Engineering Services and David Troy were present at the public hearing. Ms. Finlay shared plans to build a deck addition to Troy's Sports Bar. Ms. Finlay explained that the proposed deck would have no impact on traffic, water or sewer, and the proposed lighting and landscaping is minimal. Ms. Finlay requested landscaping, lighting, traffic study, and sewer and water infrastructure report waivers.

Ms. Steinhilber asked if the business is currently operating a kitchen and if there are plans to serve food on the deck. Mr. Regan asked if there is an existing grease trap from previous restaurants at the location.

Mr. Troy explained that there are plans to serve prepackaged food and that there is no grease trap.

Ms. Steinhilber asked how the deck positions around the second story stairs and if the deck egress is only for emergencies. Mr. Regan asked if the second floor is accessible from the deck and expressed concerns about building a deck over the sewer connection.

Ms. Finlay showed the Board the plan to build the deck around the stairway landing. Mr. Troy explained that the second story could not be accessed from the deck, access to the deck will be through the existing interior entrance, and the egress will be for emergencies and remain locked.

Ms. Steinhilber asked how many employees work per shift, if there would be outside music, and what time the deck closes. Mr. Chambers asked if the lighting would be fixed or string lighting.

Mr. Troy stated there are usually two employees per shift, no outdoor music, and the deck will close at 10:00 p.m. Mr. Troy explained that lighting will be fixed and minimal, mostly accenting the railing, stairs, and post caps.

Mr. Menard informed the Board that the Site Plan is under peer review and he also waiting for the Town Engineer's comments.

Mr. Regan made the motion to continue the public hearing to the July 23, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

**7:05pm Applicant: ABP, Inc., Troy's Sport Bar, requesting Site Plan Approval under Section 9.4.1 of the Auburn Zoning Bylaws, for the extension of a non-conforming use (a proposed deck) on property located at 125 Oxford St. North, Auburn, MA. Map 10, Parcel 82.**

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

Ms. Finlay informed the Board that the Zoning Board of Appeals granted a Special Permit and variance for nonconforming use and Conservation Commission is pending. Ms. Finlay shared Site Plans showing the 200-foot offset to Kettle Brook, 25-foot wetlands no touch line, the Zone 2 and Zone 3 Aquifers perimeters, with the proposed deck in the Zone 3 Aquifer. Ms. Finlay proposed parking lot restriping, 2 new handicap parking spaces, fenced dumpster area, sealing of the rear parking area, snow storage, curb line repair, and parking lot screening landscaping. Ms. Finlay explained that there are no planned changes to the topography, only proposing a trench with small sump 3 feet below grade, with wider riprap and a splash pad. Ms. Finlay added that the pavement under the deck may be replaced with gravel.

Mr. Regan suggested adding a guardrail or curb stops in the rear parking area and use 3-quarter inch stone instead of gravel under the deck to prevent wash out.

Mr. Menard informed the Board the Site Plan is under review and pending a Conservation Commission hearing.

Mr. Regan made the motion to continue the public hearing to the July 23, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 5 -0 in favor.**

**7:10pm 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 continue the public hearing to the July 23, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 4 -0 in favor.**

### **Discussion:**

### **Summer Meeting Schedule**

Ms. Steinhilber proposed postponing the next Planning Board meeting to July 23, 2019 and suggested the August Planning Board meeting schedule be determined at the July meeting. The Board agreed.

### **Adjournment**

Mr. Regan made the motion to adjourn at 7:36pm, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

Next meeting will be July 23, 2019 at 7 PM.

Respectfully Submitted,

Rachel Pressey, Staff Assistant to the Town Manager.

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**Planning Board Packet Documents:**

- 125 Oxford Street North Site Plan SH1
- 125 Oxford Street North Site Plan SH2
- 125 Oxford Street North Deck Plans
- 125 Oxford Street North Narrative
- 125 Oxford Street North Application
- South Street - Marshall Provost SPA Decision
- 189 Washington Street SPA Decision
- 519 Washington Street SPA Decision