

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall Planning Board Meeting Room  
July 23, 2019- 7:00p.m.

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**Members Present:** Ron Brooks, John Regan, Nicholas Lynch, and Steven Chambers

**Members Absent:** Wendy Steinhilber and Scott Wrenn,

**Also Present:** Adam Menard - Town Planner, Rachel Pressey- Staff Assistant

Mr. Brooks 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:**

**13 Packard Avenue, Kimberly Graves**

Mr. Menard shared property realignment plans, with a small piece of property being transferred from 28 Loring Street to 13 Packard Street.

No public comment.

Mr. Regan made the motion to approve the ANR plans, seconded by Mr. Lynch. **The Board voted 4 -0 in favor.**

**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.**

**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. Regan made the motion to continue the public hearing to the August 27, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

**Minutes:**

**05-28-2019**

Mr. Regan made the motion to approve the May 28, 2019 Planning Board meeting minutes as amended, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

### **06-11-2019**

Mr. Regan made the motion to approve the June 11, 2019 Planning Board meeting minutes as amended, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

### **06-25-2019**

Mr. Regan made the motion to approve the June 25, 2019 Planning Board meeting minutes, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

### **Discussion:**

#### **Summer Meeting Schedule**

Mr. Menard informed the Board only one meeting in August would be necessary. Mr. Brooks proposed postponing the next Planning Board meeting to August 27, 2019.

Mr. Lynch made the motion to postpone the next Planning Board meeting until August 27, 2019, seconded by Mr. Regan. **The Board voted 4-0 in favor.**

### **Public Hearings (continued):**

**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. Regan made the motion to continue the public hearing to the August 27, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 4 -0 in favor.**

**Waiver Request: 390 Southbridge Street, Strategic Behavioral Solutions, for public hearing, topography, lighting, site plan prepared by a professional engineer, landscape, drainage. Proposed use to be educational 3.2.3.2. Strategic Behavioral Solutions requesting Site Plan Approval for private educational use under section 3.2.3.2.of the Auburn Zoning Bylaws at 390 Southbridge St. Map 33, Parcel 85**

Norman Hill of Land Planning Inc., Niko Agora of Strategic Behavioral Solutions LLC., Salah Asfoura of AA Design Services, LLC., and Jill McGrate-Maher of Massachusetts Preparatory Academy for Children were present at the meeting. Mr. Hill shared plans to expand Strategic Behavioral Solutions scope of services to include teaching academics within the existing 4,200 square foot space. Mr. Hill stated that the expansion would not require additional staffing and the space currently meets parking requirements. Mr. Hill requested public hearing, topography, lighting, landscaping, and drainage waivers, as they are too timely and costly.

Ms. McGrate-Mahon informed the Board that the private day program meets state regulations and will be licensed for 30 students, has been approved by the Auburn School Committee, and is pending Department of Elementary and Secondary

Education approval. Ms. McGrath-Mahan added that the existing parking is sufficient, since existing on-site programming is primarily nights and weekends.

Mr. Brooks shared the Town Engineer's recommendations for Conservation Commission notification for work within the resource area, and upgrades to the parking lot expansion, including paving, drainage improvements, and a guardrail along the culvert. Mr. Brooks asked if the space within the unpaved area was included in the parking count.

Mr. Hill stated that 18 of the spaces within the parking count are within the unpaved, unmarked area.

Mr. Chambers recommended a public hearing to discuss the individual waivers. Mr. Lynch agreed and added that abutters should be notified.

Mark Binnall of 4 Field Street asked how many handicap parking spaces are proposed.

Mr. Hill stated that there are 4 handicap parking spaces.

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

**Waiver Request: 3 Jerome Avenue, Energy Athletics, for public hearing, site topography, lighting, landscape, engineered site plan, drainage. Change of use from warehouse to athletic facility .**

**Energy Athletics requesting Site Plan Approval for an athletic facility under section 3.2.5.6 of the Auburn Zoning Bylaws at 3 Jerome Ave. Map 1, Parcel 28**

Mr. Menard informed the Board that the proposed change of use is for an indoor baseball training camp.

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

### **Site Plan Modification:**

#### **FW Webb, 33 Sword Street (Signs)**

Michael Brewster of Barlo Signs was present at the meeting. Mr. Brewster proposed plans to install 3 additional signs at 33 Sword Street; one 4x8 internally illuminated sign, one awning, and one 84 square foot sign raised on the building's eastside. Mr. Brewster informed the Board that the Zoning Board of Appeals has granted a Special Permit for the proposed signs.

Mr. Chambers made a motion to accept the proposal as a minor modification, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Mr. Chambers made the motion to approve the minor modification, seconded by Mr. Regan. **The Board voted 4-0 in favor.**

### **Prime Ford 780 Washington Street (Signs)**

Heather Dudko of National Sign was present at the meeting. Ms. Dudko shared plans relocate the existing 42 square foot sign to the new site entrance.

Mr. Chambers asked if the setback was measured from the post or the leading edge of the sign.

Ms. Dudko explained from the leading edge of the sign measures 10 feet from the street and meets setback requirements.

Mark Binnall of 4 Field Street proposed displaying town related emergencies on the sign.

Ms. Dudko explained that the sign is a dealership logo and not a message board.

Mr. Chambers made a motion to accept the proposal as a minor modification, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Mr. Chambers made the motion to approve the minor modification, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

### **Lundgren Honda 163 Washington St. (EV Charging Stations)**

Matthew York and Michael Byrnes of Elm Electrical Inc. were present at the meeting. Mr. Byrnes shared plans to install 2 electric car-charging stations in existing parking spaces, with the chargers on concrete pads surrounded by bollards.

Mr. Regan suggested relocating the chargers near the front entrance and raised concerns about the emergency lane being blocked and unmarked.

Mr. York explained that relocation would be difficult, since the concrete is heated and the work has begun.

Mr. Regan made a motion to accept the minor modification, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Mr. Regan made the motion to approve the modification, seconded by Mr. Chambers. **The Board voted 4-0 in favor.**

### **Public Hearings (continued):**

**Applicant: 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 Avenue**

Mr. Menard informed the Board that Faith Avenue is undergoing multiple appraisals, prior to being publically auctioned.

Mr. Lynch made the motion to continue the public hearing to the August 27, 2019 Planning Board meeting, seconded by Mr. Regan. **The Board voted 4 -0 in favor.**

### **Discussion (continued):**

#### **Reorganization**

Mr. Brooks recommended postponing reorganization until all Planning Board members are in attendance.

#### **Central Massachusetts Regional Planning Commission**

Mr. Menard suggested waiting to appoint the Central Massachusetts Regional Planning Commission delegate until all Planning Board members are present.

#### **Master Plan**

Mr. Menard informed the Board that 406 residents have participated in the Master Plan survey and asked the Board to participate prior to the July 31, 2019 deadline.

### **Adjournment**

Mr. Regan made the motion to adjourn at 7:49pm, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Next meeting will be August 27, 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:**

- ANR Application - 13 Packard Avenue
- ANR Plan - 13 Packard Avenue
- Peer Review - 125 Oxford Street North
- Peer Review - 200 Hampton Street
- Energy Athletics Site Plan Application
- 3 Jerome Avenue - Site Plan revised
- Signs packet FW Webb
- Prime Ford Site Plan Modification Application
- Prime Ford Sign Rendering
- Lundgren Honda of Auburn Ma EV Install Package
- Lundgren Honda Charger Specifications

- Town of Auburn Lundgren Honda EV Parking Spots
- 05/28/2019 Planning Board Minutes
- 06/11/2019 Planning Board Minutes
- 06/25/2019 Planning Board Minutes
- 390 Southbridge street Stamped Parking Plan
- Site Plan Application - Strategic Behavioral Solutions