

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
August 18, 2020- 7:00p.m.

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

Members Absent: Wendy Steinhilber

Also Present: Adam Menard - Town Planner, Darlene Coyle - Department of Developmental and Inspectional Services Director and Rachel Pressey - Staff Assistant

Mr. Regan 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:

8 Commonwealth Avenue

Mr. Menard informed the Board that the plan meets all zoning requirements.

Motion made at 7:05 p.m. to approve the ANR Plan by Mr. Lynch, seconded by Mr. Wrenn; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Public Hearings:

LMS LLC, DBA Mosquito Squad, request for Site Plan Approval under section 3.2.5.7 of the Auburn Zoning Bylaw for property at 496 Washington Street, Auburn, MA, Map 57 Parcel 135

Motion made at 7:06 p.m. to open the public hearing by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Corey Brodeur of Lenard Engineering proposed repurposing the 496 Washington Street property as a mosquito-control business, with no modifications to the existing building and restriping of the parking lot to accommodate 20 vehicles; meeting zoning and emergency vehicle access requirements.

Mr. Wrenn asked about the fence along the easement on the eastern side of the property and raised concerns about the first parking space should the business be open to the public.

Mr. Brodeur informed the Board that the business is not open to the public and the 5-foot site line easement was for a previous business with different usage.

Mr. Regan asked about the shed on the easement, winter plowing, and the vehicle stacking spaces on the northern end of the site.

Chris Boisse of Mosquito Squad explained that the stacked spaces are for service vehicles and the lot will be maintained during winter months. Dave Macchia added that the shed belongs to the 496 Washington Street property, but the business does not have plans to use it.

Motion made at 7:16 p.m. to close the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Motion made at 7:17 p.m. to approve the Site Plan by Mr. Wrenn, seconded by Mr. Chambers; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Scott Paul, Southbridge Street Investments, LLC., requesting Site Plan Approval under Section 3.2.5.7 of the Auburn Zoning Bylaw, for a corrosion engineering firm on property located at 200 Southbridge Street, Auburn MA, Map 18, parcel 36.

Motion made at 7:18 p.m. to open the public hearing by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Applicant Scott Paul shared plans to repurpose 200 Southbridge Street as an engineering firm, with no modifications to the existing building, only restriping of the parking lot and new dumpster location.

Mr. Regan asked if the building will be open to the public and how many employees the business has.

Mr. Paul informed the Board that the business has 11 employees, with 4 working onsite and is not open to the public.

Mr. Chambers asked if parking spaces 12-15 are paved and located behind the fence.

Mr. Paul stated that the parking spaces are paved and behind the fence.

No public comment.

Motion made at 7:25 p.m. to close the public hearing by Mr. Brooks, seconded by Mr. Wrenn; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

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

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 7:27 p.m. to continue the public hearing to the September 08, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Wrenn; roll call vote: Mr.

Wrenn, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Regan, 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.

Attorney Donald O'Neil informed the Board that the subdivision plans have been revised and are being peer reviewed. Engineer Joseph Graham shared plan updates including 2-percent roadway grading, lowering cul-de-sac end, reducing wetlands grading, rerouting of drainage and sewer connection, pipe and drop manhole slope reduction, and removal of 3 lots.

Mr. Regan asked which lots will be eliminated, if all remaining lots will be accessed from the cul-de-sac, and if all drainage would be directed through lot 16. Mr. Regan also raised concerns about missing contour lines along Lot 1.

Mr. Graham informed the Board that Lots 6, 7, and 8 being have been eliminated and all lots will be accessed from the cul-de-sac.

Mr. Chambers asked if site work will take place on the 3 removed sites and if drainage calculations have been revised.

Mr. Graham stated that the hydrology report has been revised, and a new site plan would be required for the 3 removed lots, should the applicant have future plans for the lots.

Mr. Brooks asked about runoff along the ledge at the front of the property.

Mr. Graham proposed a catch basin at the front of the new roadway, granite curbing throughout, with sloping into cul-de-sac.

Mr. Regan requested the vegetation at the corner Hampton Street and Eaton Street be cleared and maintained.

No public comment.

Motion made at 7:45 p.m. to continue the public hearing to the September 08, 2020 Planning Board meeting by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Subdivision Modification & Request for Extension:

Pakachoag Farms Subdivision - 71 Curtis Street

Applicant Rocco Antonelli informed the Board that the approved Subdivision Plan has conflicting curbing details and asked the Board to reduce the granite curbing to the subdivision entrance; as one detail states. Mr. Antonelli also requested a Subdivision Plan approval extension.

Mr. Wrenn asked when the 90-day extension request period expired and if the bond for the roadway has been secured. Mr. Chambers asked when subdivision work is expected to begin.

Mr. Menard shared Town Engineer William Coyle's recommendation that granite curbing remain at the entrance and bituminous throughout the rest of the subdivision. Mr. Menard added that the Subdivision Plan approval expired on August 16, 2020 and the extension request should be applied for 90 days prior to the plan expiration.

Mr. Antonelli expressed interest in bonding the roadway through a property lien.

Mr. Brooks recommended a tri-party agreement to bond the roadway and suggested granting the Subdivision Plan extension for one year; as the project was proposed more than seven years ago.

Mr. Lynch explained that a 2-year extension would be necessary as the current pandemic will likely interfere with development over the next year.

No public comment.

Motion made at 8:04 p.m. to approve the two year Subdivision Plan extension by Mr. Wrenn, seconded by Mr. Lynch; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch - **motion passed 3 –1-1; Mr. Chambers opposed and Mr. Regan abstained.**

Motion made at 8:08 p.m. to accept the proposal as a minor modification by Mr. Wrenn, seconded by Mr. Chambers; roll call vote: Mr. Wrenn, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes - **motion passed 4-0; Mr. Regan abstained.**

Motion made at 8:09 p.m. to approve the Subdivision Modification with granite curbing at the subdivision entrance and vertical bituminous throughout the remainder of the subdivision by Mr. Wrenn, seconded by Mr. Chambers; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Wrenn, Yes - **motion passed 4 -0; Mr. Regan abstained.**

Discussion:

The Reserve at Ashworth Hill construction cost estimate Artemas Road

Mr. Menard informed the Board that a new cost estimate is pending submission.

Minutes:

07-21-2020

Motion made at 8:10 p.m. to approve the July 21, 2020 Planning Board Meeting minutes by Mr. Wrenn, seconded by Mr. Brooks; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Discussion (continued):

Worcester Business Journal 's 40 under 40

Mr. Menard informed the Board that Planning Board member Nicholas Lynch was designated in the Worcester Business Journal's 40 under 40. The Planning Board congratulated Mr. Lynch on his accomplishment.

Adjournment

Motion made at 8:13 p.m. to adjourn by Mr. Chambers, seconded by Mr. Lynch; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Wrenn, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Next meeting will be September 08, 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 Plan Application- 8 Commonwealth Avenue
- ANR Site Plan Application- 8 Commonwealth Avenue
- Site Plan Application - 200 Southbridge Street
- Parking Layout Plan - 496 Washington Street
- Site Plan - 496 Washington Street
- Site Plan Application - 496 Washington Street
- Subdivision Plan Revised - 178 Hampton Street and 19 Eaton Avenue
- Letter Requesting Extension and Modification - 71 Curtis Street
- Pakachoag Estates Plans with Markup - 71 Curtis Street
- Planning Board Meeting Minutes - 07/21/2020