

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
August 27, 2019- 7:00p.m.

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

Members Absent: Wendy Steinhilber

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:

Tinkerhill Road

Mr. Menard shared plans to create two buildable lots, with both meeting lot size and frontage requirements.

Mr. Wrenn made the motion to approve the ANR plans, seconded by Mr. Chambers.

The Board voted 5 -0 in favor.

Albert Street

Peter Lavoie of Turning Point Engineering and Philip Coraccio of Eastland Partners were present at the meeting. Mr. Lavoie shared plans to realign the existing property lines, bringing each lot size over 69000 square feet, to accommodate the housing style proposed. Mr. Lavoie added that each lot meets frontage requirements.

Mr. Wrenn made the motion to approve the ANR plans, seconded by Mr. Chambers.

The Board voted 5 -0 in favor.

Bryn Mawr Avenue

William and Barbara Ela of 278 Bryn Mawr Avenue were present at the meeting. Ms. Ela shared plans to change the boundary lines between 278 Bryn Mawr Avenue and 272 Bryn Mawr Avenue.

Mr. Chambers made the motion to approve the ANR plans, seconded by Mr. Wrenn.

The Board voted 5 -0 in favor.

Millbury Street

Gary Bertrand was present at the meeting. Mr. Menard shared plans to subdivide property at 133 Millbury Street to create 1 additional buildable lot.

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

Public Hearings:

7:05pm 711 Southbridge Street, Dominoes, requesting Site Plan Approval under Section 3.2.5.2 of the Auburn Zoning Bylaws, for a restaurant use (Domino's Pizza) on property located at 711 Southbridge St., Auburn, MA. Map 61, Parcel 37.

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

Bill Mohan, consultant for Domino's franchising was present at the public hearing. Mr. Mohan shared plans to develop a Domino's Pizza restaurant at 711 Southbridge Street. Mr. Mohan stated that the Sewer Commission denied a waiver request for the exterior grease trap and shared plans to appeal the decision with new, up-to-date waste production specifications.

Mr. Chambers asked about the delivery location and cautioned against fire lane obstruction in front of the building.

Mr. Mohan explained that the restaurant has sufficient parking in the lot for deliveries.

Mr. Regan recommended updating the plan to include automatic trap primers in the floor drains.

No public comment.

Mr. Lynch made the motion to continue the public hearing to the September 10, 2019 Planning Board meeting, seconded by Mr. Chambers. **The Board voted 5-0 in favor.**

7:10pm 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.

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. Regan made the motion to continue the public hearing to the September 10, 2019 Planning Board meeting, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

7:15 Applicant: Webster 5 Cent Savings Bank SPA w/waivers under Section 3.2.6.0 of the Auburn Zoning Bylaws, for a medical office use on property located at 35 Millbury St. Auburn, Map 42, Parcel 21.

Mr. Wrenn and Mr. Lynch recused themselves from the public hearing.

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

Todd Brodeur of Fletcher and Tilton and Donald Doyle of Webster Five Bank were present at the meeting. Mr. Brodeur shared plans to develop a Corporate Headquarters for Webster 5 Cent Savings Bank; a consolidation of three facilities, with approximately 100 employees. Mr. Brodeur informed the Board that the Zoning Board of Appeals has granted a Special Permit for nonconforming use. Mr. Brodeur further explained that most proposed changes would be interior and requested Topography, Lighting, Landscaping, Professional Site Plan, Drainage, and Drainage calculations waivers.

No public comment.

Mr. Regan made the motion to grant Topography, Lighting, Landscaping, Professional Site Plan, Drainage, and Drainage calculations waivers, seconded by Mr. Chambers. **The Board voted 3-0 in favor.**

Mr. Regan made the motion to approve the Site Plan, seconded by Mr. Chambers. **The Board voted 3-0 in favor.**

7:20pm 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. Menard informed the Board that Peer Review comments are being addressed.

Mr. Chambers made the motion to continue the public hearing to the September 10, 2019 Planning Board meeting, seconded by Mr. Regan. **The Board voted 4-0 in favor.**

7:25 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. Auburn MA. Map 33, Parcel 85

Waiver Request: 390 Southbridge Street, Strategic Behavioral Solutions, topography, lighting, site plan prepared by a professional engineer, landscape, drainage.

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

Norman Hill of Land Planning Inc., Todd Rodman of Seder Law, Jill McGrale-Maher of Massachusetts Preparatory Academy for Children, Niko Agora and Erion Kodra of Strategic Behavioral Solutions LLC were present at the meeting.

Mr. Hill reminded the Board of plans to expand the existing counseling center, which currently has 18 employees occupying the space in the evening, to include a teaching facility, with 5-10 additional staff members. Mr. Hill explained that there will

be no construction to the building and requested Professional Site Plan, Landscaping and Drainage waivers.

Mr. Brooks asked for an update regarding the Town Engineer's concerns about the rear parking lot.

Mr. Hill informed the Board that the rear lot has been scraped, seal coated and striped, bringing the parking count to 121 parking spaces.

Mr. Brooks expressed concern about the stripping of the parking lot without a permit and drainage. Mr. Brooks suggested the Town Engineer and Planning Board members visit the site and review the revised Site Plan prior to making a decision.

A Howe Street resident raised concerns about the existing traffic blocking the street entrance and obstructing exit sight lines on Howe Street.

Ms. McGrate-Maher explained that school hours are 9:00am - 3:00pm, with a 10 minute window for drop-off and pick-up. Mr. Rodman added that the facility will be licensed for a maximum of 30 students.

Mr. Brooks asked Mr. Menard to speak with the Town Engineer and the Building Commissioner to address the current traffic safety concerns on Howe Street.

Mr. Regan made the motion to continue the public hearing to the September 10, 2019 Planning Board meeting, seconded by Mr. Chambers. . **The Board voted 5-0 in favor.**

7:30pm 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 Ave

Michael Scott of WDA Design Group was present at the meeting. Mr. Scott informed the Board that site layout reconfiguration is nearly complete, with the exception of one utility pole relocation, storm water basin installation, easement transfers, and town acceptance of the road.

No public comment.

Mr. Chambers made the motion to continue the public hearing to the September 10, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

Site Plan Modification:

KFC/Taco Bell 820-824 Southbridge St- Signs, Awning & Clearance Bar

Eric LaFrance of Progroup Contracting was present at the meeting. Mr. LaFrance shared plans to relocate the clearance bar to protect the awnings.

Mr. Chambers made the motion to accept the proposal as a minor modification, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

Mr. Chambers made the motion to approve the minor modification, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

Discussion:

Fall Town Meeting Proposed Zoning Changes- for Board to consider sponsoring -Zoning Map, Regional Mall Overlay District, and Tiny Homes

Mr. Menard asked the Board to support 3 zoning changes; Realignment, rezoning, and expansion of the Auburn Industrial Park District, Eliminate setback requirements and include medical uses in the Regional Mall Overlay District, and adopt 2018 Building Code Appendix Q allowing tiny homes. Mr. Menard explained that the proposed changes create more viable business opportunities and shared plans to ask for the Board of Selectmens' support.

Mr. Wrenn made the motion to provide letters of support for the 3 proposed zoning changes, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

Reorganization

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

CMRPC -Delegates & Authorization for local planning assistance

Mr. Menard asked the Planning Board to nominate two Planning Board members to be appointed as Central Massachusetts Regional Planning Commission delegates. Mr. Menard further asked the Board to authorize the Town Planner to expend CMRPC local planning assistance hours.

Mr. Lynch made the motion to nominate Scott Wrenn and Steven Chambers as Central Massachusetts Regional Planning Commission delegates, seconded by Mr. Regan. **The Board voted 5-0 in favor.**

Mr. Chambers made the motion to authorize the Town Planner to expend Central Massachusetts Regional Planning Commission local planning assistance hours, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

Minutes:

07-23-2019

Mr. Regan made the motion to approve the July 28, 2019 Planning Board meeting minutes, seconded by Mr. Wrenn. **The Board voted 5 -0 in favor.**

Discussion:

F.W. Webb

Mr. Menard informed the Board that Attorney Robert Hennigan is reviewing the dispute.

Mr. Wrenn asked if Planning Board members needed to respond individually.

Mr. Menard explained that Attorney Hennigan will be representing the Planning Board. .

Adjournment

Mr. Wrenn made the motion to adjourn at 8:53pm, seconded by Mr. R. **The Board voted 5-0 in favor.**

Next meeting will be September 10, 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 and click the "Playback of Government Meetings" link on the homepage

Planning Board Packet Documents:

- ANR Plan 90-94 Tinkerhill Road
- Site Plan Modification - 820 Southbridge Street
- ANR Plan- Albert Street
- ANR Application - Millbury Street
- ANR Application - Tinkerhill Road
- ANR Plan - Millbury Street
- CMRPC Appointments FY20
- Site Plan Application - Dominos 711 Southbridge Street
- Site Plan Dominos
- Dominos Revised Plans
- DPW Comments - 390 Southbridge Street
- CMRPC LPA FY20
- Zoning Bylaw Regional Mall Overlay District Article
- Zoning Bylaw Tiny Homes Article
- Zone Change with Parcel Article
- Zoning Map Article
- 07/23/2019 Planning Board Minutes