

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
September 08, 2020- 7:00p.m.

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

Members Absent: None

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.

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

Motion made at 7:06 p.m. to continue the public hearing to the September 22, 2020 Planning Board meeting by Mr. Brooks, seconded by Ms. Steinhilber; roll call vote: Ms. Steinhilber, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, 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.

Attorney Donald O'Neil informed the Board that the revised plans are being peer reviewed.

Ms. Steinhilber asked which lots were removed from the revised plan and the elevation difference from Hampton Street to the new roadway. Mr. Brooks asked how many lots remain on the revised plan and which lots front on Hampton Street.

Donald O'Neil stated that lots 6, 7 and 8 have been removed from the plan, 10 lots remain, with 3 lots fronting on Hampton Street.

Mr. Chambers asked about the removal of Lot 8, with grading and use of the detention pond the revised plans.

Donald O'Neil stated that Lot 8 would not be part of the Subdivision Plan.

Mr. Chambers asked about plans to protect the tree along the proposed sewer line connection, lots 9-13 driveway runoff capturing, the detention basin sloping along the north side, and suggested aesthetically gating for the access road on Vesper Street.

Surveyor Robert O'Neil shared plans to save the tree along the sewer line, slope the detention basin by 6 percent and secured with black chain-link fencing,

Mr. Regan expressed concerns about the unlabeled sewer easement, grading of the detention pond slope affecting abutting properties, no discharge pipeline detail in the sewer manhole and unstamped plans.

Donald O'Neil suggested the Board continue the public hearing until the engineer is available to address the mentioned concerns.

No public comment

Motion made at 7:26 p.m. to continue the public hearing to the September 22, 2020 Planning Board meeting by Mr. Brooks, seconded by Ms. Steinhilber; roll call vote: Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Brooks, Yes; Ms. Steinhilber, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Discussion:

Reorganization - Vice Chairman

Mr. Regan informed the Board that Vice Chairman Scott Wrenn was elected to the Board of Selectmen. Mr. Menard shared a letter from Mr. Wrenn thanking the Planning Board members and administrators for their support.

The Planning Board congratulated Mr. Wrenn on his victory and wished him well.

Motion made at 7:27 p.m. to nominate Nicholas Lynch as Planning Board Vice Chairman by Mr. Regan, seconded by Ms. Steinhilber; roll call vote: Mr. Brooks, Yes; Ms. Steinhilber, Yes; Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Open Space Committee

Mr. Menard informed the Board that the Open Space Plan expires in November 2021 and must be updated for grant eligibility. Mr. Menard shared plans to reinstate the Open Space Committee to assist with new plan goals and strategies, and welcomed interested Planning Board members participation.

Ms. Steinhilber asked about the Open Space Committee meeting days and frequency.

Mr. Menard stated that the Open Space Committee would meet monthly and meeting days would be determined by the Committee.

Mr. Chambers volunteered to join the Open Space Committee.

Adjournment

Motion made at 7:31 p.m. to adjourn by Mr. Brooks, seconded by Ms. Steinhilber; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Ms. Steinhilber, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Next meeting will be September 22, 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

- Subdivision Plan Revision 4 - 178 Hampton Street and 19 Eaton Avenue