

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall Planning Board Meeting Room  
September 10, 2019- 7:00p.m.

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

**Members Absent:** Scott Wrenn

**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:**

**Walter Koza - 47 Stone Street**

Mr. Menard shared a revised ANR Plan, with added language to satisfy the Registry of Deeds request.

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

**Public Hearings:**

**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.**

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

Maureen Finlay of Finlay Engineering Services and David Troy of ABP, Inc. were present at the public hearing. Ms. Finlay shared Site Plan updates, including stormwater riprap swales along Kettle Brook, parking lot resealing and striping of 35 spaces, with 2 being handicap accessible. Ms. Finlay also informed the Board that Graves Engineering peer review comments have been satisfied and Conservation Commission granted approval.

Mr. Regan suggested adding curb stops along Kettle Brook as a condition of approval.

Mr. Brooks asked about the deck capacity, and lighting. Mr. Brooks also suggested conditioning a deck closing time of 10:00pm.

Ms. Finlay showed the Board seating plans for 46 on the proposed deck. Mr. Troy explained that lighting will be minimal, mostly accenting the railing and stairs.

No public comment.

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

Mr. Regan made the motion to approve the Site Plan with parking space wheel stops and a deck closing time of 10:00pm conditions, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

Mr. Brooks made the motion to approve the lighting plan, landscape plan, traffic study, and documentation of availability and adequacy of water and sewer waivers, seconded by Mr. Regan. **The Board voted 5-0 in favor.**

**7:15pm Applicant: NJ Realty Trust, Patrick Motors, requesting to amend an approved Site Plan allowing light vehicular and equipment sales on property located at 189 Washington St., Auburn, MA. Map 35 , Parcel 12**

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

Patrick McCarty of McCarty Engineering and Neil Patrick of Patrick Motors were present at the meeting. Mr. McCarty proposed amending the Site Plan by reducing the retaining walls to 10,000 square feet, decrease drainage from 4 small catch basin to 2 large catch basins, reduce inventory parking spaces from 388 spaces to 335 spaces, and replace tiered inventory parking with one lot with a 5 percent grade. Mr. McCarty also requested test pit conditions be included in Site Plan approval to determine detention basin depth.

Mr. Regan asked about the Massachusetts Department of Transportation permit status, the front landscaping interfering with sightlines, concrete encasement red dye, if the forced sewer main runs along the driveway and the discharge location of the sub drain. Mr. Regan suggested replacing manhole gravel with 6 inches of 3-quarter inch stone, adding Kor-N-Seal boot to the manhole detail, increase pavement to 12-inch thickness, add hay bales to runoff detail, and replace Le baron with an obtainable product for reference.

Mr. McCarty informed the Board the Department of Transportation granted permits for sewer and curb cuts, the concrete encasement will comply with Department of Public Utilities requirements, the elevation will prevent landscaping from sight line interference, the water main will run just off the face of catch basin and the sub drain will tie into nearest catch basin.

No public comment

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

Mr. Lynch made the motion to approve the Site Plan Amendments, seconded by Mr. Chambers. **The Board voted 5-0 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.**

Attorney Donald O'Neil, surveyor Robert O'Neil and engineer Joe Graham were present on behalf of SZLL Realty LLC. Donald O'Neil informed the Board that the Site Plan is being updated based on peer review comments. Mr. Graham shared stormwater and sewer updates, including the addition of a 6-inch stub for abutter connections, water connection on Hampton Street to run along proposed road, rear parcel with detention basin, and road width widening with granite curbing throughout.

Ms. Steinhilber asked about the elevation difference between the proposed lots and road on Hampton Street.

Mr. Brooks requested Site Plan details showing each lots frontage and access point.

Mr. Hintlian expressed concerns about the removal of the guardrails for the proposed driveways, additional tree removal eroding his driveway, and requested additional landscaping to screen his property

Mr. Graham explained that subdivision regulations prohibit more than ten lots and the proposed Hampton Street lots will be elevated, with walk out basements to decrease driveway slopes.

Mr. Regan asked about stormwater runoff and detention basin access. Mr. Regan also suggested looking into subdivision regulation waivers/variances to prevent the steep driveways proposed along Hampton Street.

Mr. Graham shared plans to run one swale along the right side of the proposed street, a second stone lined swale along the opposite side to mitigate any runoff coming down the slope, with both being captured in the catch basin and discharged into the detention pond. Mr. Graham added that the detention pond in the rear of the site will have an access road on Vesper Street.

Mark Stodolski of 15 Eaton Avenue asked if the utility connection area on Eaton Avenue will be patched or paved and who will be responsible for sewer easement maintenance.

Ms. Steinhilber explained that roadway improvements over 5 years old require patching. Mr. Regan suggested a grinding overlay be added as a condition.

Nancy Bates of 15 Eaton Street raised concerns about the subdivision increasing stormwater runoff and asked how to protect her property should it be affected.

Tom Kies of 18 Eaton Avenue raised concerns about the Vesper Street access road runoff and the proposed detention basin overflow.

Donald O'Neil explained that prep and post study hydraulic calculations are conducted to measure runoff, and if it is not fully captured onsite, the plan is denied. Mr. Regan also suggested abutters contact their property insurance company to document predevelopment conditions.

Mr. Chambers made the motion to continue the public hearing to the September 24, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 5-0 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. Menard informed the Board that the Site Plan is a discussion item for the September 11, 2019 Conservation Commission meeting. Ms. Steinhilber shared Town Engineer's concerns regarding the recent, unauthorized work completed within the wetland buffer zone, including parking lot striping that is nonconforming to town regulations, insufficient drive aisles, fence along culvert inadequate to stop vehicles, and an increase in impervious area.

Norman Hill of Land Planning Inc. and Todd Rodman of Seder Law were present at the meeting. Mr. Rodman acknowledged the concerns about the work completed and requested continuing the public hearing to allow time to address the Town Engineer's concerns.

Mr. Brooks made the motion to continue the public hearing to the September 24, 2019 Planning Board meeting, seconded by Mr. Lynch. **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**

The public hearing has been continued the September 24, 2019 Planning Board meeting.

**7:35pm Applicant: Quail Services, Inc., requesting Site Plan Approval to allow the operation of a heating, cooling, plumbing, electric and duct cleaning business, under Section 3.2.5.6, of the Auburn Zoning Bylaws, on property located at 111 Washington St., Auburn, Map 27, Parcel 25**

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

James Quail shared plans to relocate his plumbing, heating, and HVAC business to 111 Washington Street. Mr. Quail explained that the business has 3 office personnel onsite, while the technicians are mobile and take their vehicles home; only using the site to access materials.

Mr. Regan asked if materials will be stored outside?

Mr. Quail explained that materials are delivered weekly and are stored inside.

Mr. Brooks recommended hiring a professional to stripe the ADA parking spaces.

No public comment.

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

Mr. Regan made the motion to approve the Site Plan with professional ADA parking striping and signage condition, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

**7:40pm 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. Regan made the motion to continue the public hearing to the September 24, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

#### **Site Plan Modification:**

##### **Frank Pandolfo 310 Washington Street**

Frank Pandolfo shared plans to upgrade the existing 4 vacuums and replace the existing self-service car wash with a pay station kiosk booth style car wash.

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

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

#### **Minutes:**

##### **08-27-2019**

Mr. Regan made the motion to approve the August 27, 2019 Planning Board meeting minutes, seconded by Mr. Chambers. **The Board voted 5 -0 in favor.**

#### **Decision:**

##### **Webster Five Cents - 35 Millbury Street**

Mr. Menard provided the Board the Webster Five Cents decision to sign. Ms. Stienhilber was absent at the hearing and refrained from signing the decision.

#### **Public Comment:**

##### **519 Washington Street Lighting Plan**

No individual was present for the public comment.

### **Member Discussion:**

#### **Reorganization**

Mr. Brooks made the motion to nominate Wendy Steinhilber as the Planning Board Chairman, seconded by Mr. Chambers. **The Board voted 5-0 in favor.**

Mr. Brooks made the motion to nominate John Regan as the Planning Board Vice Chairman, seconded by Ms. Steinhilber. **The Board voted 5-0 in favor.**

#### **Central One Bank**

Ms. Steinhilber raised concerns about the site clearing for Central One Bank and asked Mr. Menard to conduct a site visit to determine if it is beyond the approved Site Plan.

#### **Briar Cliff Estates**

Ms. Steinhilber reminded the Board that a condition of Site Plan approval was to add 4 inches of loam, which was not completed. Ms. Steinhilber expressed dissatisfaction with the current performance bonding coverage of public utilities and roadways. Ms. Steinhilber suggested grading plans be required for all subdivision lots. Ms. Steinhilber asked Mr. Menard to schedule a meeting with Town Counsel to determine the Planning Board's options to increase performance bond coverage and the Planning Board's authority to allocate such funds.

### **Adjournment**

Mr. Regan made the motion to adjourn at 8:58pm, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

Next meeting will be September 24, 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:**

- Site Plan Approval - 35 Millbury Street
- ANR Plan - 47 Stone Street
- Site Plan - 54 Faith Avenue
- Site Plan Application - 111 Washington Street
- Site Plan - 125 Oxford Street North
- Drainage Report - 189 Washington Street
- Site Plan Approval Amendment - 189 Washington Street
- Site Plan Approval Modification Letter - 189 Washington Street
- Site Plan Application - 310 Washington Street
- Engineer Photos - 390 Southbridge Street
- Response to Peer Review Comments - 200 Hampton Street
- Site Plan 310 Washington Street
- Site Plan - 125 Oxford Street North
- Site Plan Revised - 189 Washington Street
- Site Plan - 390 Washington Street
- 08/27/2019 Planning Board Minutes