

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
September 24, 2019- 7:00p.m.

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

Members Absent: Wendy Steinhilber and Scott Wrenn

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

Mr. Regan 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.

Public Hearings:

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. Lynch made the motion to continue the public hearing to the October 08, 2019 Planning Board meeting, seconded by Mr. Chambers. **The Board voted 4-0 in favor.**

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. Brooks made the motion to continue the public hearing to the October 08, 2019 Planning Board meeting, seconded by Mr. Chambers. **The Board voted 4-0 in favor.**

Minutes:

09-10-2019

Mr. Chambers made the motion to approve the September 10, 2019 Planning Board meeting minutes as amended, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

Decision:

Troy's Sports Bar - 125 Oxford Street North

Mr. Menard provided the Board Troy's Sports Bar decision to sign.

Quail Services - 111 Washington Street

Mr. Menard provided the Board Quail Services decision to sign.

Patrick Mazda - 189 Washington Street

Mr. Menard provided the Board Patrick Mazda decision to sign.

Member Discussion:

Master Plan

Mr. Menard invited the Board to attend a Master Plan public hearing on October 30, 2019 in the Board of Selectmen's Room in the Auburn Town Hall.

Public Hearings (cont.):

7:05pm B & P Properties, LLC-Lundgren Honda, requesting a Special Permit and Site Plan Approval, under Section 3.26.11 and 9.4.1 of the Zoning Bylaws, for multiple business use on property located at 143 Washington St., Auburn, MA. Map 27, Parcel 11.

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

Nelson Santos of Fletcher and Tilton asked the Board to grant a Special Permit for multiple business use within the 5,200 square foot building located at 141 Washington Street, to accommodate an additional tenant.

Mr. Chambers asked about the proposed changes to the property to accommodate the new tenant.

Mr. Santos explained that the proposed changes are minor, including the installation of an additional entry door and minor aesthetic changes.

No public comment.

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

Mr. Lynch made the motion to approve the Special Permit, seconded by Mr. Brooks. **The Board voted 4 -0 in favor.**

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

7:10pm Tiny Home Amend Section 13 Tiny Homes of the Auburn Zoning Bylaw, adding new Sections 13.5.6.1 and 13.5.6.2;

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

Mr. Menard shared Town Counsel's recommendation to present the 2018 Building Code Appendix Q for bylaw adoption at Town Meeting.

Mr. Regan asked why the rooftop evacuation procedure has no ladder requirements. Mr. Regan also raised concerns about tread depths, riser heights, loft weight capacity, and ceiling height requirements.

Mr. Regan suggested postponing a vote until all Planning Board members are present.

No public comment.

Mr. Brooks made the motion to continue the public hearing to the October 08, 2019 Planning Board meeting, seconded by Mr. Lynch **The Board voted 4-0 in favor.**

7:15pm Regional Mall Overlay District Amending Section 4.5.4 Dimensional Requirements of the Auburn Zoning Bylaws Regional Mall Overlay District adding new Sections 4.5.5.4, 4.5.5.5, and 4.5.5.6, and amendment to table of uses Section 3.2;

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

Mr. Menard proposed amending the Regional Mall Overlay District to include medical and educational uses and reduce setback requirements, to ensure the mall remains a viable asset to the community.

Mr. Lynch asked if there is a proposed cap on medical uses.

Mr. Menard stated that there is no cap proposed.

No public comment.

Mr. Regan recommended postponing a vote until all Planning Board members are present.

Mr. Lynch made the motion to continue the public hearing to the October 08, 2019 Planning Board meeting, seconded by Mr. Brooks **The Board voted 4-0 in favor.**

7:20pm Zoning Map amending and extending Industrial Park District in the Sword Street Southbridge Street area

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

Mr. Menard proposed realigning the Industrial Park along Sword Street and extending the Industrial District north along the western side of Southbridge Street to the Worcester line. Mr. Menard explained that 6-8 Sword Street properties are currently split between residential and industrial zones and the proposed amendments would make the entire parcel industrial and allow multiple businesses to occupy the same structure. Mr. Menard also informed the Board that amendment notifications were sent to 73 abutters.

Mr. Brooks asked if Rockaway Road has Industrial Park access or Frontage.

Mr. Menard stated that Rockaway Road has approximately 10-15 feet abuts the Industrial Park and no frontage or park access.

Mary Ann Wilson of 29 Rockaway Road expressed frustration about the intrusive noise and fluorescent lights currently transcending onto her property and raised concerns about further development eliminating remaining buffers. Ms. Wilson also addressed rising property taxes and the potential negative impact on properties values.

Sharon Zielonka of 5 Dighton Street informed the Board that her property straddles Auburn and Worcester and each municipal tax bill states her property is residential.

Daniel Carpenter of 33 Goulding Drive questioned the accuracy of the Seneca Street, Evers Street, and Tracy Place addresses listed on the zoning map. Mr. Carpenter also emphasized the impacts the proposed amendments would have on the established neighborhood and narrow roadways surrounding the Industrial Park. Mr. Carpenter asked that the neighborhood areas be removed from consideration and rezone residential.

Donald Packard of 54 Evers Street asked if the residential property taxes would increase if they fall within the industrial rezoning. Mr. Packard also asked if Polar Beverages would be permitted additional site access under the proposed amendments.

Mr. Menard explained that properties are taxed on use, not the zone. Mr. Menard further explained that Polar Beverage would require Planning Board approval to relocate or add additional entrances.

Stacia Fleming of 107 Boyce Street asked if the easements on her property would be affected by the amendments and if the proposed zoning expansion on Southbridge Street would affect abutting Worcester properties.

Sharlene Ryan of 111 Boyce Street asked if the proposed changes would affect the wetlands running through her property.

Mr. Menard explained that wetlands are under Conservation protections and would not be affected by the proposed changes.

Mr. Lynch asked if current zoning is restrictive to businesses and if Planning Board approval would be required if occupants are of alike use.

Mr. Menard explained that the proposed zoning amendments would allow properties to have multiple tenants, restrict motor vehicle repair, and scrap yards. Mr. Menard further explained Planning Board approval would be required if occupancy was mixed use.

An Evers Street resident expressed concerns about truck traffic on Evers Street and suggested rezoning Evers Street as residential.

Mr. Chambers made the motion to not recommend Industrial Park District Zoning Map amendments and expansion to Town Meeting, seconded by Mr. Brooks. **The Board voted 4-0 in favor.**

7:25pm Applicant Chester P Tuttle Post, requesting Site Plan Approval requesting Site Plan Approval under Section 3.2.3.8 of the Zoning Bylaws for a

private lodge or club on property located at 88 Bancroft Street, Auburn, MA. Map 34, Parcel 11.

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

John Riel of J.R. Associates and Chester Tuttle Post Treasurer William MacLean were present at the meeting. Mr. Riel provided the Board a floor plan and shared plans to submit more detailed Site Plans the following week.

Mr. Regan suggested submitting Site Plans with detail and by the submission deadline, in order for the Board to review.

Mr. Chambers made the motion to continue the public hearing to the October 08, 2019 Planning Board meeting, seconded by Mr. Lynch. **The Board voted 4-0 in favor.**

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.

William Mohan and Sara Andrade of Domino's Pizza were present at the meeting. Mr. Mohan informed the Board that the Sewer Commission granted an external grease trap waiver. Demolition is proposed to begin Thursday.

Mr. Chambers asked that menu changes be submitted to ensure waiver condition compliance.

No public comment.

Mr. Brooks made the motion to approve the Site Plan with conditions, seconded by Mr. Lynch. **The Board voted 4 -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 asked the Board to grant approval, with conditions to address the remaining outstanding items; pole relocation, performance bond, water disconnections, and executed easements.

Mr. Brooks cautioned against granting approval with outstanding items. Mr. Regan agreed, adding that the road signage and flashing light crosswalks remain outstanding and recommended correcting manhole details on the Site Plan.

Mr. Menard shared Town Counsel's recommendation that the Board postpone a vote until safety concerns are addressed.

Mr. Brooks made the motion to continue the public hearing to the October 08, 2019 Planning Board meeting, seconded by Mr. Chambers. **The Board voted 4-0 in favor.**

Adjournment

Mr. Lynch made the motion to adjourn at 8:16pm, seconded by Mr. Chambers. **The Board voted 4-0 in favor.**

Next meeting will be October 08, 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:

- Site Plan Approval - 125 Oxford Street
- Site Plan Approval - 111 Washington Street
- Site Plan Approval - 189 Washington Street
- Town Engineer Comments - 54 Faith Avenue
- Sewer Commission Waiver - 711 Southbridge Street
- Site Plan Application - 88 Bancroft Street
- Site Plan - 88 Bancroft Street
- Site Plan Application - 141-143 Washington Street
- Site Plan - 141-143 Washington Street
- Site Plan - 54 Faith Avenue
- Zoning Map Article
- Proposed Table of Uses
- Zoning Map
- Regional Mall Overlay District Article
- Tiny Homes Article
- 09/10/2019 Planning Board Minutes