

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
October 08, 2019- 7:00p.m.

Members Present: Wendy Steinhilber, John Regan, Ron Brooks, Scott Wrenn and Steven Chambers

Members Absent: Nicholas Lynch

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.

Decision:

B & P Properties - 143 Washington Street

Mr. Menard provided the Board B & P Properties decision to sign. Ms. Steinhilber and Mr. Wrenn were absent at the hearing and refrained from signing the decision.

Domino's - 711 Southbridge Street

Mr. Menard provided the Board Quail Services decision to sign. Ms. Steinhilber and Mr. Wrenn were absent at the hearing and refrained from signing the decision.

Public Hearings:

7:05pm 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. Menard asked the Board to recommend Town Meeting amend Section 13 Tiny Homes of the Auburn Zoning Bylaw to include the 2018 Building Code Appendix Q adoption.

No public comment.

Mr. Wrenn made the motion to recommend amending Section 13 Tiny Homes of the Auburn Zoning Bylaw, adding new Sections 13.5.6.1 and 13.5.6.2, seconded by Mr. Brooks. **The Board voted 4-0-1 in favor; Mr. Regan abstained.**

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

7:15pm 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. Regan made the motion to continue the public hearing to the October 22, 2019 Planning Board meeting, seconded by Mr. Brooks. **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.

Mr. Menard informed the Board that the Site Plan is undergoing peer review

Mr. Wrenn made the motion to continue the public hearing to the October 22, 2019 Planning Board meeting, seconded by Mr. Regan. **The Board voted 5-0 in favor.**

7:25pm 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 revised plans were submitted earlier in the afternoon and will be provided for review at the October 22, 2019 Planning Board meeting.

Mr. Brooks made the motion to continue the public hearing to the October 22, 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

Mr. Brooks made the motion to continue the public hearing to the October 22, 2019 Planning Board meeting, seconded by Mr. Regan **The Board voted 5-0 in favor.**

7:10pm 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. Menard asked the Board to recommend amending the Regional Mall Overlay District to include medical, educational and trade school uses, and reduce setback requirements.

Mr. Regan made the motion to recommend the Regional Mall Overlay District amendments to Town Meeting, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

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

Member Discussion:

Master Plan

Mr. Menard shared plans to post a Master Plan draft online October 15, 2019 and asked the Board to review prior to the public hearing proposed for November 12, 2019. Mr. Menard also 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.

Adjournment

Mr. Wrenn made the motion to adjourn at 7:16pm, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

Due to the unexpected arrival of representatives for a public meeting previously continued, Ms. Steinhilber called the meeting back to order at 7:24 pm. The Town cable staff was present, and the meeting was recorded and televised. No other attendee was recording the meeting.

Public Hearings (cont.):

7:25pm 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.

Norman Hill of Land Planning Inc., Niko Agora of Strategic Behavioral Solutions LLC., and Todd Rodman of Seder and Chandler were present at the meeting. Mr. Rodman shared plan modifications showing parking space reduction to accommodate emergency vehicle apparatuses.

Ms. Steinhilber explained that the latest plan revisions will be reviewed at the October 22, 2019 Planning Board meeting.

Mr. Hill shared updates including a new rear 3-angle light post, a 717 square feet driving aisle, removal of 718 feet of existing pavement, widening and restriping of parking spaces, including handicap parking spaces, and modified school hours of 9:30-3:30 to prevent an increase in traffic.

Mr. Brooks asked about the drainage easement near the culvert.

Mr. Hill shared plans to install a guardrail along the culvert and file with the Conservation Commission.

Mr. Chambers asked if the lighting waiver should be withdrawn and a new lighting plan be submitted. Ms. Steinhilber also asked if the drainage waiver should be withdrawn.

Mr. Wrenn asked how the parking plan changed based on the fire department concerns.

Mr. Regan asked if the school would be open on weekends, if the dental office spaces were doublewide or double deep, and how many parking spaces are allocated for the hotel.

Mr. Hill explained that 6 parking spaces were removed for emergency vehicle access, the school will be open Monday through Friday, the dental office parking spaces are double deep, and the hotel has 21 parking spaces.

Mr. Menard informed the Board that the Town Engineer is reviewing the revised plans and comments should be available for the October 22, 2019 Planning Board meeting.

Mr. Brooks made the motion to continue the public hearing to the October 22, 2019 Planning Board meeting, seconded by Mr. Wrenn. **The Board voted 5-0 in favor.**

Adjournment

Mr. Wrenn made the motion to adjourn at 7:38pm, seconded by Mr. Brooks **The Board voted 5-0 in favor.**

Next meeting will be October 22, 2019 at 7 PM.

Respectfully Submitted,
Rachel Pressey, Staff Assistant to the Town Manager.

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Planning Board Packet Documents:

- Site Plan Approval - 711 Washington Street
- Site Plan Approval - 143 Washington Street
- Special Permit Decision - 143 Washington Street
- As Built - 54 Faith Avenue