

Town of Auburn, Massachusetts
Minutes of the Meeting
Conservation Commission
Auburn Town Hall Planning Board Room
Wednesday October 23, 2019

In attendance: Michael Garland, Chairman; Thomas Fallon, Vice Chair; Michelle Culross, Carolyn J. Corriveau, Nathan Rand, and Antonios Romniou.

Absent: Alison Holmes

7:00pm Michael Garland called meeting to order. The Town cable staff was present and the meeting was recorded live. No other attendee was recording the meeting.

7:00pm Applicant: Impact Fitness, Andrew Lawton, a request to Amend the Order of Conditions, MassDEP File number 98-0762, for the expansion of the existing parking area on property located at 314 Washington Street, Auburn, MA. Map 42, Parcel 9. (Continued from 10/9/2019) Thomas Fallon motioned to open, second by Michelle Culross. The vote was unanimous.

Mike Sullivan of Cornerstone Engineering was present on behalf of property owners and applicant Andrew Lawton of Impact Fitness to address the issue of parking for the property located at 314 Washington Street. Mr. Sullivan reviewed a recent ZBA hearing in which concerns of visual implications of additional parking along RT. 20 were discussed. This hearing was not resolved and will continue to the next meeting date of 11-13-2019. Planning Board had also met recently regarding the parking proposal and discussed placing a fence around the parking lot during construction of additional spaces to protect abutting property. Mr. Sullivan discussed possibly pushing parking spaces farther back with respect to abutting properties, or turning the standard parking spaces into compact ones. Mr. Sullivan then addressed a letter from Leonard Engineering which had outlined six issues regarding the additional parking proposal. The company had suggested reinforced silt fence and hog wire during construction as well as erosion control for the future. Michelle Culross asked for applicant and property owner's thoughts on moving locations of the gym if all thirty additional parking spots were not available. All responded that they had no intentions of moving locations. Michael Garland brought up an option to expand hours of operation to accommodate at least fifteen additional parking spots. Marty Reisner, owner of abutting property, voiced concerns of how construction of the expansion could disrupt his property on 100 Millbury Street. Mr. Sullivan reviewed proposals of adding a new stormceptor to the property to improve water quality, as well as plans of clean up during construction time.

Carolyn Corriveau motioned to close the hearing, second by Thomas Fallon. The vote was unanimous.

7:18pm Applicant: Strategic Behavioral Solutions, a request for a Notice of Intent, for the alteration of the existing parking area on property located at 390 Southbridge Street, Auburn, MA. Map 33, Parcel 85. Thomas Fallon motioned to open, second by Carolyn Corriveau. Applicant's representative Norman Hill stated that Strategic Behavioral Solutions intends to open up during morning and daytime hours to offer schooling for children with autism. In order to do this, they would need to alter their existing parking lot to allow for more spaces in the front of the building. Mr. Hill stated that they had met with the Planning Board the night before and had gotten approval for the proposed site plan. Mr. Hill also explained that all construction will take place 100ft from surrounding wetland, with silt fence and hay bales to protect the brook from any debris. A guard rail will be placed around the front parking lot. All construction is estimated to take less than a week to complete. Mr. Hill confirmed that Strategic Behavioral Solutions has already been granted approval to open the daytime school from the Auburn school district.

Thomas Fallon motioned to close the hearing, second by Michelle Culross. The vote was unanimous.

Other business

47 Stone Street – All work at this location has been completed. Property owner is looking for a certificate of compliance. Michael Garland proposed a site visit to be completed first.

65 Chestnut Avenue – Property owners are looking for an extension of an order of conditions. Michael Garland proposed that this location be added to the next Conservation Commission meeting agenda on 11/13/2019.

498 Rochdale Street – Michael Garland reviewed EP's involvement in the property and how they are looking into owner's financials.

33 Sword Street – requested to be taken off of agenda

Minutes from September 11, 2019 Conservation Commission meeting were reviewed. No changes were requested by the board. Motion to accept the minutes by Carolyn Corriveau, second by Michelle Culross. The vote was unanimous.

Discussion for Impact Fitness on 314 Washington Street:

Michael Garland proposed another site visit to be completed before voting on decision by next Conservation Commission meeting on 11/13/2019.

Discussion for Strategic Behavioral Solutions 390 Southbridge Street:

Nathan Rand approved the request for the Notice of Intent for the alteration of the existing parking area on property located at 390 Southbridge Street, Auburn, MA. Map 33, Parcel 85, with the Standard Order of Conditions plus special conditions 1, 2, 3, 5, 8, 9, 11, and 13. This motioned was second by Michelle Culross. The vote was unanimous.

Order of Conditions was signed by all present members of the board.

Motion to close public hearing by Carolyn Corriveau, second by Michelle Culross.

Next meeting: November 13, 2019.

Submitted by,
Elizabeth Bellos
Land Use Clerk

The minutes of October 23, 2019 meeting were approved on November 13, 2019.