

Town of Auburn, Massachusetts
Planning Board Meeting Minutes
Board of Selectmen Meeting Room
Auburn Town Hall -Board of Selectmen Meeting Room
February 08, 2022- 7:00p.m.

Members Present: Steven Chambers, Ron Brooks, Todd Kirrane and Dwarakesh Nallan

Absent: John Regan

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

Mr. Chambers called the meeting to order at 7:00 pm and provided hybrid participation instructions for meeting attendees and access information to interested viewers. The Town cable staff was present, and the meeting was recorded. No other attendee was recording the meeting.

Public Hearings:

Auburn School Department requesting Site Plan Approval under Section 9.4 of the Auburn Zoning Bylaw, for an expanded parking area and driveway with other site improvements at 35 St. Swanson Road, Auburn, MA Map 32 Parcel 51

Mr. Kirrane made a motion to open the public hearing, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes - **motion passed 4 -0.**

Ronald Mendez of Graves Engineering shared plans to improve parking and traffic queuing at the Swanson Road Elementary School in a two-phased project. The first phase proposes resurfacing the existing parking lot, dumpster relocation, and installation of a riprap swale and sediment bay. The second phase would include playground expansion, a new easterly-side parking lot, bioretention area, a new 685 x 5-foot walkway and 490 x 12-foot driveway along the athletic field, connecting the new and existing parking lots. Mr. Mendez informed the Board that the Conservation Commission is reviewing the disturbance within the 100-foot wetlands buffer zone.

Mr. Kirrane suggested installing type 3 sidewalk berm and an inverted-u hoop bike rack.

Mr. Nallan asked about travel lane sidewalks and if construction would impact traffic.

Mr. Brooks asked about protection around the playground area, 23 additional parking spaces use, and the length of the walkway from the middle of the parking area to the school.

Mr. Mendez informed the Board that the distant between the parking lot and school is approximately 550 feet, construction will take place during summer break, and there is a 16-foot swing gate proposed at the end of the driveway to limit driveway use to student drop off and pick up. Joe Fahey of the Auburn School Department added that the existing lot has 47 parking spaces to accommodate 58-60 staff

members and visitors. The new lot will provide an additional 30-40 parking spaces and the queuing lane connecting the two lots will reduce safety concerns related to students' parental drop offs.

Mr. Chambers asked about queuing lane directional signage, afterhours usage, and requested crosswalk detail and emergency access recommendation from Town safety personnel.

Mr. Fahey shared plans to install driveway arrows for traffic direction and signs for usage. Mr. Fahey further explained that emergencies could be addressed on the athletic field, staff escort children from the queuing area to the building, and the school department is seeking funding for sidewalk lighting.

Robert Lynch of 18 Grandview Street asked about the sidewalk location, if the queuing driveway is one-way traffic, and the distance between the proposed drive aisle and the tree line. Mr. Lynch also requested afterhours drive aisle use prevention and fencing improvements for additional privacy.

Mr. Chambers asked about the next Conservation Commission hearing date.

Mr. Mendez stated that the next Conservation Commission meeting is Wednesday, February 23, 2022, the walkway runs along the field side of the drive aisle, the proposed drive aisle is 10-feet from the tree line and 60-feet from the property line, with a vegetative area between.

Mr. Brooks encouraged mitigating abutters concerns. Mr. Nallan agreed and suggested installing gates at both ends of the drive aisle.

Mr. Kirrane recommended pedestrian activated flash beacons at the crosswalks, revised plans, and Article 97 clarification at the next meeting.

Mr. Kirrane made a motion to continue the public hearing to the February 22, 2022 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes - **motion passed 4 -0.**

Fazza Management Inc. requesting Site Plan Approval under Section 3.2.2.2 of the Auburn Zoning Bylaw for 12 town houses at 262 Central Street. Auburn MA 01501, Map 56 Parcel 82.

Mr. Brooks made a motion to continue the public hearing to the March 08, 2022 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes - **motion passed 4 -0.**

Modification:

Commerce Drive Subdivision

Clayton Williams of Eastland Partners proposed relocating electric service to overhead wires at the request of National Grid.

Mr. Kirrane and Mr. Brooks questioned National Grid's request for overhead electrical service.

Mr. Nallan asked about overhead line clearance requirements.

Mr. Williams shared pole locations and roadway crossings on National Grid's site plan, explaining that the overhead service will be added to work already scheduled in the area.

Mr. Chambers requested National Grid's notification regarding the changes to the electrical service.

Mr. Brooks made the motion to accept the proposal as a minor modification, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes - **motion passed 4 -0.**

Mr. Kirrane made the motion to approve the utility changes, conditional upon submission of National Grid's recommendation, seconded by Mr. Nallan; roll call vote: Mr. Brooks, yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes - **motion passed 4 -0.**

Minutes:

01-11-2022

Mr. Kirrane made the motion to approve the January 11, 2022 Planning Board meeting minutes, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes - **motion passed 3-0-1. Mr. Chambers abstained due to meeting absence.**

Town Planner Update:

Mr. Menard asked the Board had concerns about increasing mailing fees from \$1.00 to \$2.00, due to the associated operating and mailing costs.

Mr. Chambers, Mr. Kirrane, Mr. Brooks, and Mr. Nallan had no concerns regarding the increase in mailing costs.

Adjournment:

Mr. Nallan made the motion to adjourn at 7:55pm, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes - **motion passed 4 -0.**

Next meeting will be February 22, 2022 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

- Site Plan Application - 35 Swanson Road
- Site Plan - 35 Swanson Road

- Stormwater Report - 35 Swanson Road
- Minor Modification Request - Commerce Drive Subdivision
- Planning Board Meeting Minutes - 01/11/2022