

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Board of Selectmen Meeting Room
Auburn Town Hall -Board of Selectmen Meeting Room
March 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 Swanson Road, Auburn, MA Map 32 Parcel 51

Ron Mendez of Graves Engineering shared site plan updates including a 16-foot drive aisle, Type-A curb berm, second drive aisle gate, Swanson Road crosswalk signs, and a hoop style bike rack.

Mr. Brooks asked who would operate the gates and monitor children crossing. Mr. Brooks also suggested head-in parking only in new parking spaces.

Mr. Nallan asked about vehicle turnaround, crosswalk markings and no parking signs in the drive aisle.

Mr. Mendez informed the Board that the 16-foot drive aisle would provide adequate space for maneuvering around disabled vehicles. Mr. Fahey further explained that custodians will operate the gates, teachers will monitor children crossing, all crosswalks will be marked, and the drive aisle will be locked when not in use.

Mr. Kirrane complimented the revised plans and shared Town Counsel's letter stating that the project did not trigger Article 97 protections.

Mr. Chambers suggested adding head-in parking spaces in new parking lot, no parking signs and crosswalk markings in drive aisle as conditions of approval.

Acting Superintendent Beth Chamberlain and Joe Fahey thanked the Board for their support of the project.

Mr. Kirrane made a motion to close the public hearing, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3-0.**

Mr. Nallan made a motion to approve the Site Plan, with head-in parking space signage, no parking in drive aisle signage and crosswalk marking conditions, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3-0**.

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. Menard shared the applicants request to withdraw the site plan application without prejudice.

Mr. Kirrane made a motion to close the public hearing, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3-0**.

Mr. Kirrane made a motion to approve the withdrawal without prejudice, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3-0**.

Decision:

Rockette Nutrition - 850 Southbridge Street

Mr. Menard provided the 850 Southbridge Street decision for the Board to sign.

Minutes:

02-22-2022

Mr. Kirrane made the motion to approve the February 22, 2022 Planning Board meeting minutes, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -0**.

Town Planner Update:

Mr. Menard reminded the Board of the upcoming hybrid Boards, Committees, and Commission training scheduled for March 21, 2022 at 6:00pm.

Adjournment:

Mr. Brooks made the motion to adjourn at 7:25pm, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 4 -0**.

Next meeting will be April 12, 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 - 35 Swanson Road
- Stormwater Report - 35 Swanson Road
- Attorney Robert Hennigan - 35 Swanson Road
- Decision - 850 Southbridge Steet
- Boards & Commission Training - 03/21/2022
- Planning Board Meeting Minutes - 02/22/2022