

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
March 23, 2021- 7:00p.m.

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

Absent: None

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

Mr. Regan called the meeting to order at 7:00 pm and provided remote participation instructions for meeting attendees and access information to interested viewers. The Town cable staff recorded the meeting.

ANR:

Walsh Avenue - Huy Luong & Thi Nguyen

Mr. Regan informed the Board that the Plan exceeds frontage requirements.

No public comment.

Motion made at 7:06 p.m. to approve the ANR Plan by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes; Mr. Lynch, Yes - **motion passed 5 -0.**

Colonial Road – Estate of Jean Abbott

Mr. Menard shared plans to subdivide the parcel into 3 lots. Mr. Regan added that one lot is deemed unbuildable, one will be added to an abutting property, and the third meets the frontage requirements on Maria Avenue.

No public comment.

Motion made at 7:10 p.m. to approve the ANR Plan by Mr. Lynch, seconded by Mr. Chambers; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Public Hearings:

Molly Zelle, requesting a Special Permit under Section 3.2.2.5 of the Auburn Zoning Bylaw and a waiver of Site Plan Review, for a combined business and dwelling on property located at 325 Southbridge Street. Map 33 Parcel 75.

Molly Zelle requested a Special Permit allowing for mixed use of 325 Southbridge Street.

Motion made at 7:13 p.m. to approve the Special Permit by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Motion made at 7:14 p.m. to waive Site Plan Review by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Eastland Partners Inc., a Definitive Subdivision Plan for three building lots and construction of a roadway and related infrastructure improvements, on property located at 50 & 190 Washington Street, Map 34 Lot 4 and Map 27 Parcel 14.

Motion made at 7:15 p.m. to open the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Clay Williams of Eastland Partners Inc. informed the Board about plans to develop three building lots, with a new roadway on 84.5 acres of property located at 50 Washington Street and 190 Washington Street.

Stephen O'Connell of Turning Point Engineering further explained that the proposed roadway would be 26 feet wide, 1485 feet in length, accessed from 50 Washington Street and require bridging for wetland crossing. The Auburn Water District requested additional usage and demand details. A gravity sewer connection through Windbrook Acres Mobile Home Park has been requested in exchange for a property encroachment agreement.

Heather Monticup of Greenman-Pedersen, Inc. shared traffic impact analysis estimates based on the auto dealership, manufacturing facilities and distribution uses proposed for the sites. In addition to the new subdivision roadway, the lot fronting on Washington Street will have a separate driveway, both driveways will have left turn lanes, acceleration lane and deceleration lanes and a connection between the two driveways. The proposals will be submitted to the Massachusetts Department of Transportation when requesting an access permit.

Mr. Regan asked about the third driveway proposed and construction driveway pads.

Mr. O'Connell stated that the third driveway was temporarily permitted by the Massachusetts Department of Transportation as a construction entrance for the earth filling operation, which requires an entrance only and exit only site access, limiting the need for an additional traction pad.

Richard Brady of 6-3 Tuck Farm Road asked about buffering between the proposed development and Tuck Farm Road and expressed concerns about site line and noise issues related to the development.

Barbara Kolofsky of 56 Windbrook Drive shared Mr. Brady's site line and noise concerns in relation to the Windbrook Acres Mobile Home Park.

Mr. O'Connell explained that there is approximately 55 feet of distance and 50 feet of elevation between Tuck Farm Road and the nearest development. Mr. O'Connell added that there is significant buffering between the development and Windbrook Acres Mobile Home Park.

Doreen Goodrich of Windbrook Acres asked if the Plan could be approved without the uses yet known. Ms. Goodrich echoed Mr. Brady and Ms. Kolofsky site line and noise

concerns and asked about the buffering between Windbrook Acres Mobile Home Park and the proposed development.

Mr. Menard explained the Subdivision Plan focuses on the roadway, water, sewer and utility infrastructure. Site Plan approval will be required prior to construction. Mr. O'Connell added that development is focused on multiple uses to attract diverse tenants. Mr. Regan suggested additional evergreen screening along the property line.

Department of Public Works Director William Coyle informed the Board that the proposed roadway exceeds the Town's 800 foot dead end roadway requirements, adding that maintenance and upkeep of the proposed bridges would be a significant expense for the Town. Mr. Coyle suggested the roadway remain private or reduced to 750 feet and bridging eliminated. Mr. Coyle also recommended an emergency access road, an independent traffic study and expressed concerns about the sewer line crossing the National Grid easement and tying in to a private line.

Mr. Brooks asked about the grading of the proposed roadway, the Windbrook Acres Mobile Home Park encroachment and if Covid impacted the traffic study.

Mr. O'Connell shared the proposed roadways 1.25 percent grade to 4.75 percent varying grading and the Windbrook Acres Mobile encroachment includes a portion of Breezy Bend Roadway, two manholes, three full mobile homes, one partial mobile homes, and a few accessory structures. Mr. O'Connell stated that Eastland Partners is open to keeping the proposed roadway private. Ms. Monticup stated that Covid did not impact the traffic study.

Mr. Chambers raised concerns about a second access driveway and waiving street tree requirements.

Mr. Regan asked about wetlands replication areas, sewer easement, soil testing and erosion controls. Mr. Regan suggested three-quarter inch stone utility trench fill, rerouting discharge away from National Grid easement, erosion control maintenance detail, chain-link construction safety fencing, poured concrete thrust block hydrant and one cubic yard of stone surrounding hydrant drain.

Mr. O'Connell informed the Board that wetlands soil testing is pending, National Grid utility connection consent is being negotiated, silt fencing and mulch obtained through onsite tree chipping will be used for erosion control, and the Conservation Commission has approved a 3,950 square foot wetland replication area, to replace the 3,178 feet filled during earth moving operations.

Motion made at 8:35 p.m. to continue the public hearing to the April 13, 2021 Planning Board meeting by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Mohamed R. Nashami/Papa Auto LLC., requesting a Site Plan Approval with waivers and a Special Permit under section 9.4 and 3.2.6.3 of the Auburn Zoning Bylaw for automotive sales on property located at 317 Southbridge Street, Map 25 Parcel 27.

Motion made at 8:36 p.m. to open the public hearing by Mr. Chambers, seconded by Mr. Lynch; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Mr. Chambers asked about onsite vehicle repairs, inventory delivery, and how many employees and vehicles are anticipated onsite.

Mr. Brooks asked about the total number of parking spaces and basement usage.

Mr. Lynch asked about the vehicle sales location.

Mohamed R. Nashami stated that vehicles will be transported with tow trucks, there are a total of 15 parking spaces, with plans to use 8-10 for sales inventory, which will be located on the right side of the building. Mr. Nashami further explained that he is currently the only employee and the basement of the unit will not be used.

No public comment.

Motion made at 8:45 p.m. to close the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Motion made at 8:46 p.m. to approve the Special Permit by Mr. Chambers, seconded by Mr. Lynch; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Motion made at 8:47 p.m. to waive Site Plan Review by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

UG 786 LLC, requesting Site Plan Approval with waivers under section 9.4 of the Auburn Zoning Bylaw, for a convenience store at 151 Auburn Street, Map 24 Parcel 498.

Motion made at 8:48 p.m. to open the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Engineer Tracy Sharkey of GBI reminded the Board that the November 2020 parking lot repaving raised concerns about stormwater runoff on an abutting property and proposed clearing the culvert pipe and swale in the rear of the property as a condition of Site Plan approval.

Mr. Regan explained that the Site Plan cannot be approved until all Town department comments and concerns have been satisfied. Mr. Regan shared Town Engineer Eilish Corey's concerns regarding the stormwater runoff caused by a clogged 24-inch culvert and recommended unclogging the culvert pipe, cleaning debris and vegetation from the drainage swale, and redirecting to the drainage channel to the west.

Pakachoag Acres Board of Directors Chairman, Doreen Goodrich shared Pakachoag Acres owner Joe Martin's concerns regarding the continued runoff onto the daycare property, as well as the roadway.

Mr. Regan suggested cleaning out the culvert pipe, drainage swale, and replicating a rain event to ensure the runoff problem is resolved.

Ms. Sharkey informed the Board that the gutter has been relocated at the request of Ms. Corey and agreed to clean the culvert pipe and drainage swale, contingent upon gaining permission as the inlet is located on an abutting property.

Motion made at 9:04 p.m. to continue the public hearing to the April 13, 2021 Planning Board meeting by Mr. Chambers, seconded by Mr. Lynch; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

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.

Motion made at 9:05 p.m. to close the public hearing by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Motion made at 9:06 p.m. to accept the Subdivision Plan withdrawal by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Discussion:

Goddard Park Conceptual Design Survey

Mr. Menard encouraged the Board and public to participate in the Goddard Park Conceptual Design survey, which can be found on the Town's webpage and social media.

Minutes:

03-09-2021

Motion made at 9:08 p.m. to approve the March 09, 2021 Planning Board Meeting minutes by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Brooks, Yes; Mr. Lynch, Yes, Mr. Regan, Yes - **motion passed motion passed 3-0-1.** Mr. Chambers abstained due to meeting absence.

Adjournment:

Motion made at 9:09 p.m. to adjourn by Mr. Brooks, seconded by Mr. Lynch; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Next meeting will be April 13, 2021 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

- ANR Application - Walsh Avenue
- ANR Plan - Walsh Avenue
- ANR Application - Colonial Road
- ANR Plan - Colonial Road
- Special Permit Application - 325 Southbridge Street
- Site Plan - 325 Southbridge Street
- Water Distribution Response - 325 Southbridge Street
- Site Plan Application - 317 Southbridge Street
- Site Plan - 317 Southbridge Street
- Auburn Water Department Comments - 317 Southbridge Street
- Site Plan Application - 151 Auburn Street
- Site Plan - 151 Auburn Street
- Department of Public Works Comments - 151 Auburn Street
- Subdivision Plan Withdrawal - 178 Hampton Street and 19 Eaton Avenue
- Planning Board Meeting Minutes - 03/09/2021