

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
April 26, 2022- 7:00p.m.

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

Absent: None

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

Mr. Regan 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.

ANR:

262 Central Street

Mr. Chambers asked about the driveway access from other proposed lots.

Mr. Menard said that the Department of Public works issues driveway permits.

No public comment.

Mr. Chambers made a motion to approve the ANR Plan, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Public Hearings:

Richard Bianculli requesting Site Plan Approval under section 3.2.6.3 of the Auburn Zoning Bylaw for a used car lot at 16 Montclair Drive, Auburn MA 01501, Map 35 Parcel 36.

Mr. Chambers made a motion to open the public hearing, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Attorney Morris Bergman shared plans for a used car dealership, with a maximum of 4 vehicles, limited signage, and an existing building and utilities on site. Mr. Bergman added that the Zoning Board of Appeals has granted a variance for the business.

Mr. Nallan asked about environmental impacts.

Mr. Chambers asked about parking lot material and suggested installing curb stops along the sloping property line.

Mr. Regan asked if repairs would be performed on site and suggested wheel stops for safety.

Mr. Bergman stated that no repairs would be performed onsite, the existing driveway material is grinding, but plans to pave upon site plan approval, and agreed that curb stops should be installed for safety.

Mr. Menard recommended contacting the Department of Public Works for a land disturbance permit prior to paving.

No public comment.

Mr. Chambers made a motion to close the public hearing, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Mr. Chambers made a motion to approve the Site Plan, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

The Rocky River Realty Company requesting a Special Permit and Site Plan modification under section 3.2.7.0 and 9.4 of the Auburn Zoning Bylaw for earth fill and warehouse storage at 7 and 12 Westec Drive, Auburn MA, 01501, Map 27 Parcel 20 & 23.

Mr. Chambers made a motion to open the public hearing, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Attorney Todd Brodeur of Fletcher Tilton shared plans to repurposes the previously approved outdoor gas training facility as a 42,000 square foot specialized, emergency equipment warehousing facility. Mr. Brodeur also requested a Special Permit for fill in the rear of the property.

Engineer Jeff Rath of Shive-Hattery shared site access details including the cul-de-sac entrance, limited parking in front of the warehouse, circulation around the building for emergency vehicle and crane access, with a bypass lane. Mr. Rath further explained the perimeter landscaping, domestic and fire water service, stormwater and detention pond plans. Ken Winkley added that the building will house 24 underground cable reels and substation transformers for large, emergency utility failures.

Mr. Nallan asked about driveway changes, oil leak security measures and potential environmental impacts.

Mr. Winkley explained that the transformers will be stored in 50,000-gallon, epoxy-coated concrete pits, with sensors to detect leaks.

Mr. Kirrane questioned the emergency vehicle maneuverability along the northeast corner and requested a second review by the Fire Department. Mr. Kirrane also suggested adding LED, dark sky compliant lighting detail.

Mr. Chambers asked about clearing and screening along the property line, the triangular rock and slope on right side of property, and raised concerns about runoff due to the proposed fill.

Mr. Regan asked about sewer manholes, rip rap depth and underlying filter fabric, detention pond depth and drainage pipe. Mr. Regan also complimented the water service and manhole cover details.

Mr. Rath stated that there are no driveway changes proposed, the sewer manhole will connect to the existing Eversource site, the detention pond is 5 feet deep with a 15-inch rcp drainage pipe, the triangular rock is due to the 1.5 to 1 sloping, with riprap and ensured that no stormwater will leave the property. Mr. Rath also agreed to add LED, dark star compliant lighting and rereview the emergency vehicle turning analysis.

No public comment.

Mr. Brooks made the motion to continue the public hearing until the May 10, 2022 Planning Board meeting, seconded by Mr. Chambers; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Robert Lemansky for G. L. McKinstry Trust, for a Definitive Subdivision Plan for a two-lot single family home development with site improvements on property located at Claire Drive and Linda Avenue.

Mr. Chambers made the motion to continue the public hearing until the May 10, 2022 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Minutes:

04-12-2022

Mr. Kirrane made the motion to approve the April 12, 2022 Planning Board meeting minutes, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Regan, Yes- **motion passed 5-0.**

Town Planner Updates:

Mr. Menard reminded the Board that upcoming Town Meeting articles include zoning changes and encouraged interested residents to apply for the Planning Board Associate member vacancy.

Mr. Chambers asked where residents can find information regarding the proposed zoning changes and who to contact with questions.

Mr. Menard stated that the warrant is available on the Town website and questions can be addressed by the Planning Department and Town Clerk.

Adjournment:

Mr. Kirrane made the motion to adjourn at 7:52pm, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Next meeting will be May 10, 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

- ANR Application - 262 Central Street
- ANR Plan - 262 Central Street
- Site Plan Application - 16 Montclair Drive
- Site Plan - 16 Montclair Drive
- Auburn Water District Comments - 16 Montclair Drive
- Economic Development Comments - 16 Montclair Drive
- Site Plan & Special Permit Application - 7 & 12 Westec Drive
- Site Plan - 7 & 12 Westec Drive
- Economic Development Comments - 7 & 12 Westec Drive
- Planning Board Meeting Minutes - 04/12/2022