

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
April 27, 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.

Public Hearings:

Modern Structures Inc., a Definitive Subdivision Plan for three building lots and construction of a roadway and related infrastructure improvements, on property located at 92 Tinker Hill Road, Map 59 Parcel 5.

Motion made at 7:05 p.m. to open the public hearing by Mr. Brooks, 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.**

David Sadowski of D.J. & Associates shared plans to develop a 3, 5-acre lot subdivision, with a private roadway. Mr. Sadowski also requested public utility, sidewalk, tree clearing, roadway width and grading waivers.

Mr. Brooks asked if each lot's frontage and driveway would be located on the cul-de-sac and if there is adequate space for a 24 foot roadway.

Mr. Chambers asked about roadway grading.

Mr. Regan asked about perk testing and roadway elevation in relation to abutting properties.

Mr. Sadowski stated that the proposed roadway is lower than the abutting properties, 2 driveways enter on the cul-de-sac and the first driveway enters prior to. Mr. Sadowski further explained that the request to reduce the roadway width from 24 feet to 20 feet and increase the grading to 9 percent was to remain consistent with the existing roadway and to avoid disrupting neighboring properties and an underground utility trench.

Mr. Regan requested an easement agreement with abutters, witnessed perk test, three quarter inch stone under manhole bedding, construction entrance detail, and utility trench magnetic tape separation detail. Mr. Regan also recommended increasing the roadway to 24 feet.

Mr. Chambers recommended adding one sidewalk to the Plan. Mr. Kirrane agreed and also requested an emergency apparatus turning analysis.

No public comment.

Motion made at 7:44 p.m. to continue the public hearing to the May 11, 2021 Planning Board meeting by Mr. Chambers, seconded by Mr. Kirrane; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Outfront Media LLC., requesting a Site Plan Approval with waivers 4.5.10.5 of the Auburn Zoning Bylaw for two billboards on property located at 385 Southbridge Street, Map 33 Parcel 87.

Motion made at 7:44 p.m. to open the public hearing by Mr. Lynch, 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.**

Mr. Lynch recused himself from the public hearing.

Attorney Mark Borenstein of Bowditch and Dewey informed the Board that the 2018 approved Site Plan to install two digital billboards at 385 Southbridge Street has lapsed prior to project completion. Mr. Borenstien also requested topography, landscaping, drainage, earth removal and abutters waivers, as little impact is expected from the proposed project.

Mr. Regan shared an abutter's concern that the proposed signage would impact property values.

Mr. Borenstien informed the Board that the proposed billboards will face the Massachusetts Turnpike and meets local zoning requirements.

No public comment.

Motion made at 7:55 p.m. to close the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Motion made at 7:56 p.m. to approve the Site Plan by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Erin M. Sherman requesting Site Plan Approval with waivers under 3.2.3.1.1 of the Auburn Zoning Bylaw, for a home daycare at 2 Homestead Avenue, Auburn MA. Map 24 Parcel 197

Mr. Chambers asked about available parking spaces.

Mr. Brooks asked how many parking spaces are for household members and requested staggering drop off and pick up times.

Mr. Lynch expressed concerns about adequate parking with snow accumulation and suggested installing a no parking sign on Homestead Avenue.

Ashley Garcia of 4 Homestead Avenue expressed concerns about traffic, additional children on the property, parking and shared yard space.

Ms. Sherman stated that there are 4 driveway parking spaces, with one used by the household. Ms. Sherman also explained that the condo agreement states the backyard is exclusive use and the front yard is common ground.

Mr. Regan suggested staggered drop off and pick up time and finding a solution for shared property.

Motion made at 8:10 p.m. to continue the public hearing to the May 11, 2021 Planning Board meeting by Mr. Chambers, seconded by Mr. Lynch; 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 8:12 p.m. to continue the public hearing to the May 11, 2021 Planning Board meeting 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.**

Discussion:

MVP Grant Application

Mr. Menard expressed interest in applying for the MVP Grant for climate change education.

Mr. Chambers asked if the Goddard Park Conceptual Design Survey is still available and about the Leesville Pond Water Quality Walkshop date.

Mr. Menard informed the Board that the Goddard Park Conceptual Design survey deadline is May 1, 2021, but may be extended until May 8, 2021. Mr. Menard also shared the new Leesville Water Quality Workshop date of May 18, 2021 from 2:00pm - 7:00 pm at the Auburn High School.

Minutes:

03-23-2021

Motion made at 8:13 p.m. to approve the March 23, 2021 Planning Board Meeting minutes as amended by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Kirrane, Yes; Mr. Lynch, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 5-0.**

04-13-2020

Motion made at 8:14 p.m. to approve the April 13, 2021 Planning Board Meeting minutes by Mr. Brooks, seconded by Mr. Chambers; roll call vote: Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Lynch, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Adjournment:

Motion made at 8:15 p.m. to adjourn by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0** .

Next meeting will be May 11, 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

- Subdivision Plan Application - 92 Tinkerhill road
- Town Clerk Street Name Letter - 92 Tinkerhill Road
- Billboard Site Plan - 385 Southbridge Street
- Traffic Peer Review - 190 & 50 Washington Street
- Planning Board Meeting Minutes - 03/23/2021
- Planning Board Meeting Minutes - 04/13/2021