

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
May 11, 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:

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. Lynch expressed concerns about neighbors disputing around a childcare center.

Mr. Regan raised concerns about the Homestead Avenue Condominium Master Deed - Purpose and Restriction of Use allowing home childcare. Mr. Regan requested childcare use approval from the Habitat For Humanity; MetroWest - Greater Worcester, Inc.

Mr. Raphaelson argued that the business is permitted as long as it is in compliance with the Town of Auburn's Zoning Bylaws. Attorney Justin Raphaelson also reminded the Board that the applicant has worked to resolve abutters' concerns.

Mr. Lynch requested Town Counsel consultation regarding the Purpose and Restriction of Use.

Mr. Regan suggested conditioning Site Plan approval with Town Counsel business use recommendation.

No public comment.

Motion made at 7:21 p.m. to close the public hearing 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.**

Motion made at 7:22 p.m. to approve the Site Plan with Town Counsel childcare business use endorsement and any additional conditions recommended by Town Counsel, 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.**

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 7:24 p.m. to continue the public hearing to the May 25, 2021 Planning Board meeting by Mr. Lynch, 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.**

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 7:25 p.m. to continue the public hearing to the May 25, 2021 Planning Board meeting by Mr. Lynch, seconded by Mr. Brooks; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Lynch, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Discussion:

Mr. Menard encouraged the Board and public to participate in the Leesville Pond Water Quality Walkshop taking place on Tuesday, May 18, 2021 from 2:00pm - 7:00pm, outside of the polling station at the Auburn High School.

Minutes:

04-27-2021

Motion made at 7:26 p.m. to approve the April 27, 2021 Planning Board Meeting minutes by Mr. Lynch, seconded by Mr. Chambers; roll call vote: Mr. Kirrane, Yes; Mr. Lynch, Yes; Mr. Brooks, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Adjournment:

Motion made at 7:27 p.m. to adjourn by Mr. Lynch, 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 .**

Next meeting will be May 25, 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

- Quitclaim Deed - 102 Tinkerhill Road

- Quitclaim Deed - 106 Tinkerhill Road
- Peer Review Comments - 50 & 190 Washington Street
- Master Deed - 2 Homestead Avenue
- Sherman Email - 2 Homestead Avenue
- Planning Board Meeting Minutes - 04/27/2021