

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
May 24, 2022- 7:00p.m.

Members Present: John Regan, Ron Brooks and Dwarakesh Nallan

Absent: Todd Kirrane

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.

Public Hearings:

Carretela Inc. requesting Site Plan Approval and Special Permit under section 9.4 and 3.2.6.2 of the Auburn Zoning Bylaw for a vehicle sales/leasing car dealership at 317 Southbridge Street, Auburn MA 01501, Map 25 Parcel 27.

Mr. Nallan made the motion to open the public hearing, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 3-0.**

Edwin Hilario of Carretela Inc. informed the Board of plans to lease, sell, and provide minor vehicle repairs at 317 Southbridge Street, with a service bay, 22 total parking spaces, including 1 handicap space.

Mr. Regan shared correspondence between the Fire Department and applicant explaining that the site will be shared with Papa Auto Sales until their lease expires in April 2023, vehicle cleaning and minor light and mirror replacements will be performed on site, while oil changes and major repairs will be performed at the company's auto repair facility in Worcester, and no vehicles will be stored in the basement.

Mr. Regan explained that the hearing will have to be continued until there is a fourth member to vote on the Special Permit.

Mr. Nallan made the motion to continue the public hearing until the June 14, 2022 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

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. Regan shared the applicant's request to continue the public hearing to address Graves Engineering's peer review comments.

Mr. Nallan made the motion to continue the public hearing until the June 14, 2022 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3 -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 Auburn MA 01501 .

Mr. Nallan made the motion to continue the public hearing until the June 14, 2022 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 3-0**.

Discussion:

Rocco Antonelli Curtis Street Subdivision Covenant and Mylar

Mr. Menard informed the Board that Town Counsel is reviewing the covenant prior to the Board signing the mylar plan.

Minutes:

04-26-2022

Mr. Nallan made the motion to approve the April 26, 2022 Planning Board meeting minutes, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Regan, Yes- **motion passed 3-0**.

Chairman Updates:

Mr. Regan announced Mr. Chambers election to the Board of Selectmen, thanked him for his service on the Planning Board and wished him success in his new role.

Town Planner Updates:

Mr. Menard encouraged interested residents to apply for the two Planning Board vacancies.

Adjournment:

Mr. Nallan made the motion to adjourn at 7:15pm, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0**.

Next meeting will be June 14, 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 Application - 317 Southbridge Street

- Site Plan - 317 Southbridge Street
- Fire Department Comments - 317 Southbridge Street
- Graves Engineering Comments - 7 & 12 Westec Drive
- Planning Board Meeting Minutes - 04/26/2022
- Planning Board Meeting Minutes - 05/10/2022