

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall
May 25, 2021- 7:00p.m.

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

Absent: Nicholas Lynch

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:

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.

Stephen O'Connell of Turning Point Engineering shared plan updates including an egress connecting lots one and two, sewer rerouted through rear of property, one sidewalk along the subdivision roadway, and 60-foot spaced, staggered trees along the site front.

Mr. Chambers asked if the Massachusetts Department of Transportation granted an access permit, if the second lot will be accessed through the subdivision roadway, and increasing the egress to a full-size driveway.

Mr. Kirrane asked about aligning the subdivision entrance with Westec Drive and if the street lights are dark star complaint. Mr. Kirrane also recommended detectable warning panel on accessible curb ramps and replacing Norway Maple plantings.

Mr. O'Connell explained that increasing the width of the emergency egress would significantly impact the wetlands and the Massachusetts Department of Transportation access permit is under review.

Heather Monticup of Greenman-Pedersen, Inc. informed the Board that utility easements prevent Westec Drive and Patrick Mazda four way intersections.

Mr. Regan suggested granite or concrete bound benchmarks, x-cut in electric manhole frame, 4x8x16 inch concrete hydrant block, water main insulation detail, and utility trench filter fabric and 3-quarter inch stone detail.

No public comment.

Motion made at 7:39 p.m. to continue the public hearing to the June 08, 2021 Planning Board meeting by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -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.

Mr. Regan informed the Board that the applicant requested a withdrawal without prejudice due to the cost of materials.

Motion made at 7:39 p.m. to close the public hearing by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Motion made at 7:40 p.m. to accept the Subdivision Plan withdrawal by Mr. Chambers, seconded by Mr. Kirrane; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Discussion:

Summer Meeting Schedule

Mr. Regan recommended holding one Planning Board meeting in July and one meeting in August.

Mr. Chambers suggested scheduling the August meetings at the July 13, 2021 Planning Board meeting.

Minutes:

05-11-2021

Motion made at 7:43 p.m. to approve the May 11, 2021 Planning Board Meeting minutes by Mr. Chambers, seconded by Mr. Kirrane; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Member/Planner Updates:

Vacancies

Mr. Menard informed the Board that there is one vacancy, with a second anticipated beginning fiscal year 2022.

Open Space Public Forum

Mr. Menard invited the Board and residents to participate in the Open Space remote meeting forum, scheduled for June 07, 2021 at 6:00PM, to discuss preservation and uses for the Town's open spaces.

Future Meeting Location

Mr. Menard informed the Board that future meetings will be held in person, unless pending legislation granting hybrid open meetings is approved.

Adjournment:

Motion made at 7:48 p.m. to adjourn by Mr. Chambers, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Next meeting will be June 08, 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

- Revised Subdivision Plan Cover Letter - 50 & 190 Washington Street
- Peer Review Comment Responses - 50 & 190 Washington Street
- Open Space & Recreation Plan Meeting Flyer
- Planning Board Meeting Minutes - 05/11/2021