

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
June 14, 2022- 7:00p.m.

Members Present: John Regan, 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.

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.

Edwin Hilario of Carretela Inc. reminded the Board of plans to lease, sell, and provide minor cosmetic vehicle assembly at 317 Southbridge Street.

No public comment.

Mr. Nallan made the motion to close the public hearing, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Mr. Kirrane made the motion to approve the Site Plan, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Mr. Nallan made the motion to approve the Special Permit, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 4-0.**

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. Nallan made the motion to continue the public hearing until the June 28, 2022 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 4-0.**

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. Brooks made the motion to continue the public hearing until the June 28, 2022 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Discussion:

Rocco Antonelli Curtis Street Subdivision Covenant and Mylar

Mr. Menard informed the Board that Town Counsel has reviewed and is satisfied with the covenant.

Mr. Nallan asked about addresses on the covenant.

Mr Menard explained that the addressed are on the mylar plan.

No public comment.

Mr. Nallan made the motion to approve the covenant, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Minutes:

05-10-2022

Mr. Kirrane made the motion to approve the May 10, 2022 Planning Board meeting minutes, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes- **motion passed 3-0-1; Mr. Nallan abstained due to meeting absence.**

05-24-2022

Mr. Nallan made the motion to approve the May 24, 2022 Planning Board meeting minutes, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Regan, Yes- **motion passed 3-0-1; Mr. Kirrane abstained due to meeting absence.**

Town Planner Updates:

Flag Redesign Committee

Mr. Menard shared the Auburn Flag Redesign Committee advertisement and suggested residents interested in participating on the committee or submitting a design, can do so on the Town website.

Summer Meeting Schedule

Mr. Menard informed that Board that the July summer meeting will be held on July 12, 2022 and the August meeting will take place on August 9, 2022. Mr. Menard added that the July meeting will be the last hybrid meeting.

Planning Board Vacancies

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

Adjournment:

Mr. Nallan made the motion to adjourn at 7:17pm, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Next meeting will be June 28, 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 - 7 & 12 Westec Drive
- Landscape Plan Waiver - 7 & 12 Westec Drive
- Peer Review - 7 & 12 Westec Drive
- Graves Engineering Comments - 7 & 12 Westec Drive
- Fire Department Comments - 317 Southbridge Street
- Covenant - 71 Curtis Street
- Planning Board Meeting Minutes - 05/10/2022
- Planning Board Meeting Minutes - 05/24/2022