

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
June 22, 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, Rachel Pressey - Staff Assistant

Mr. Regan called the meeting to order at 7:00 pm. The Town cable staff was present, and the meeting was recorded. No other attendee was recording the meeting.

Public Hearings:

Modern Structures Inc., requesting a Special Permit under Section 5.3 of the Auburn Zoning Bylaw for a hammerhead lot at 92 Tinker Hill Road, Map 59 Parcel 5.

Mr. Brooks made the motion to open the public hearing, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

David Sadowski of D.J. & Associates shared plans to develop a hammerhead lot on the 11.5 acre parcel and showed the proposed septic, water and driveway locations.

Mr. Regan asked about the distance between the well and septic areas, the septic reserve location, driveway material, and raised concerns about the driveway grading and potential runoff on abutting properties.

Mr. Sadowski informed the Board that the distance between the septic system and well is 100 feet, and agreed to add septic reserve detail and paving along the driveway areas that abuts the neighboring property.

Mr. Chambers asked if the Fire Department or Police Department have reviewed the plans.

Mr. Kirrane raised concerns about emergency vehicles accessing the property due to the narrow driveway.

Mr. Menard stated that the Fire Department and Police Department received the plans, but have not provided any comments to date.

Property owner Michael Pham agreed to widen the driveway to accommodate emergency vehicle access and add a swale along the driveway to prevent runoff.

No public comment.

Mr. Lynch made a motion to continue the public hearing to the July 13, 2021 Planning Board meeting, seconded by Mr. Brooks. **The Board voted 5 -0 in favor.**

Modern Structures Inc., requesting a Special Permit under Section 5.3 of the Auburn Zoning Bylaw for a hammerhead lot at 104 Tinker Hill Road, Map 59 Parcel 5.

Mr. Lynch made the motion to open the public hearing, seconded by Mr. Kirrane. **The Board voted 5-0 in favor.**

Mr. Pham shared plans to develop a hammerhead lot on an 11 acre parcel.

Mr. Regan requested septic system reserve details, as well as, Fire Department, Police Department and Building Commissioner comments regarding the proposed plans.

No public comment.

Mr. Lynch made a motion to continue the public hearing to the July 13, 2021 Planning Board meeting, seconded by Mr. Kirrane. **The Board voted 5 -0 in favor.**

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 informed the Board that all Fire Department, Town Engineer and peer review comments have been satisfied.

Doreen Goodrich of Windbrook Acres raised concerns about potential traffic increases and noise related to the development.

Mr. O'Connell explained that there will be little disruption on 50 Washington Street, except for a small triangle along Route 20 intended for site access. Mr. O'Connell also stated that all additional development at 190 & 50 Washington Street will be require individual site plan review.

Mr. Regan asked about the sewer connection tie in location and requested future site plans, located near residential properties, include considerable sound and sight screening.

Mr. Brooks asked about the mobile home park encroachment.

Mr. Chambers asked about 50 Washington Street clearing and the elevation between 50 Washington Street and the Windbrook Acres mobile home park.

Mr. O'Connell informed the Board that the mobile home encroachment is being facilitated, 50 Washington has not been cleared, and is expected to be the same elevation of the mobile home park once developed. Mr. O'Connell further shared plans to tie into the Town's sewer connection at the rear of the property; contingent upon Town Meeting approval.

Mr. Brooks made the motion to close the public hearing, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

Mr. Chambers made a motion to approve the Subdivision Plan, contingent upon Town Meeting sewer connection approval, seconded by Mr. Lynch. **The Board voted 5-0 in favor.**

Discussion:

Modification: Midstate Mitsubishi 810 Washington Street

Michael Hilsinger of Conserv Group Inc. shared upgrades to the Midstate dealership including an indoor showroom, fire suppression system, and a 3 parking space reduction to meet the Mitsubishi dealership design standards.

Mr. Sadowski questioned the setback and side yard details and requirements.

Mr. Regan stated that the plan meets the Town's requirements and requested Mr. Sadowski refrained from commenting further.

Mr. Kirrane asked how many handicap parking spaces are available.

Mr. Brooks asked about the driveway width.

Mr. Lynch asked about employee parking spaces.

Mr. Regan asked about inventory parking spaces and roof drainage.

Mr. Hilsinger informed the Board that employee parking will be located in the rear of the building, 8 inventory parking spaces will be located in front of the showroom, and the 2 handicap parking spaces will be restriped, with one being handicap van accessible. Mr. Hilsinger also stated there will be no changes to the existing curb cut or stormwater water management system, as no increase to runoff is anticipated since the new roof will replace impervious surface.

Mr. Chambers questioned if the proposed modifications are minor.

Mr. Regan suggested the modifications be deemed minor since no changes to the curb cut, parking configuration, impervious area or stormwater are proposed.

Mr. Brooks made the motion to accept the proposal as a minor modification, seconded by Mr. Lynch. **The Board voted 4-0-1 in favor; Mr. Chambers abstained.**

Mr. Brooks made the motion to approve the minor modification, pending favorable responses from the Fire Department, Police Department and emergency services, seconded by Mr. Lynch. **The Board voted 4-0 -1 in favor; Mr. Chambers abstained.**

Minutes:

05-25-2021

Mr. Chambers made the motion to approve the May 25, 2021 Planning Board meeting minutes, seconded by Mr. Kirrane. **The Board voted 4-0-1 in favor; Mr. Lynch abstained due to meeting absence.**

Adjournment:

Mr. Lynch made the motion to adjourn at 7:56pm, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

Next meeting will be July 13, 2021 at 7:00 PM.

Respectfully Submitted,

Rachel Pressey, Staff Assistant to the Town Manager

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Planning Board Packet Documents

- ANR Plan - 92 Tinkerhill Road
- Special Permit Application - 92 Tinkerhill Road
- Site Plan -92 Tinkerhill Road
- Site Plan - 104 Tinkerhill Road
- Graves Engineering Peer Review - 190 & 50 Washington Street
- Site Plan Modification Application - 810 Washington Street
- Site Plan Modification - 810 Washington Street
- Planning Board Meeting Minutes - 05/25/2021