

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
June 28 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:

9 Saint Mark, LLC requesting Site Plan Approval under section 9.4 of the Auburn Zoning Bylaw for an expansion of an existing light manufacturing facility at 9 St. Mark Street, Auburn MA 01501, Map 58 Parcel 44

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

David Faist of CMG Engineering shared plans to add an 11, 200 square foot addition to an existing industrial building, with 2 entrances and exits, 25 parking spaces, and increased impervious area. Mr. Faist added that the plan has received Conservation Commission approval and a Special Permit from the Zoning Board of Appeals.

Mr. Nallan asked if the addition height is the same as the existing structure.

Mr. Regan asked about snow storage, building pitch, and recommended safety yellow bollards and 12-inch paving gravel.

Mr. Kirrane asked if the tractor-trailer building drive through will remain and requested an auto turn analysis.

Jim Glickman informed the Board that the truck drive through will remain, the existing building is taller with a pitched roof, and the addition roof will be sloped. Mr. Faist also shared the snow storage location at the front entrance and lower right corner, further explaining that excessive snow will be removed from site.

Mr. Kirrane made the motion to continue the public hearing until the July 12, 2022 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, 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.

Todd Brodeur of Fletcher and Tilton informed the Board that all peer review comments have been satisfied and requested waivers for professionally stamped and foundation landscaping plans.

Mr. Brooks asked if the detention pond is fenced.

Mr. Nallan asked if the 36-foot driveway could accommodate vehicles, if abutters consent is required, and if all oil related requirements have been met.

Mr. Kirrane recommended sidewalk restoration.

Civil Engineer Jeff Rath stated that the detention pond is fenced, the driveway width is sufficient, both properties are owned and operated by Eversource, and the transformer storage unit can adequately contain any potential leak. Mr. Brodeur added that the storage unit is alarmed and there are operation and maintenance plans. Mr. Rath also agreed to restore the sidewalks postconstruction.

No public comment.

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

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

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

Mr. Kirrane made the motion to approve the Site Plan with sidewalk restoration, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, 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. Kirrane made the motion to continue the public hearing until the August 09, 2022 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Discussion:

71 Curtis Street - Lot Release

Mr. Regan shared a request to release 71 Curtis Street, Lot 7; an existing residence on the covenant.

Mr. Kirrane made the motion to release 71 Curtis Street, Lot 7, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Minutes:

06-14-2022

Mr. Kirrane made the motion to approve the June 14, 2022 Planning Board meeting minutes, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Town Planner Updates:

Planning Board Vacancies

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

Reorganization

Mr. Menard informed the Board that reorganization will take place at the July 12, 2022 Planning Board meeting and Mr. Regan asked all Board members to participate in person.

Adjournment:

Mr. Kirrane made the motion to adjourn at 7:31pm, seconded by Mr. Brooks; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Next meeting will be July 12, 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 - 9 Saint Mark Street
- Site Plan - 9 Saint Mark Street
- Peer Review - 7 & 12 Westec Drive
- Planning Board Meeting Minutes - 06/14/2022