

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
July, 12 2022- 7:00p.m.

Members Present: John Regan, Ron Brooks, Todd Kirrane and Sierra Smarra

Absent: Dwarakesh Nallan

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:

Todd Ostrokolowicz , Quality Contracting Inc. requesting Site Plan Approval under section 9.4 and 3.2.5.7 of the Auburn Zoning Bylaw for two General Service Commercial buildings with site improvements, a waiver for a landscape plan is requested, at 282 Southbridge Street, Auburn MA 01501, Map 25 Parcel 25.

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

Zachary Gless of Existing Grade Inc. shared plans to subdivide 282 Southbridge Street into 3 lots, with two 7,500 square foot buildings proposed on the two northern parcels. Each developed parcel will have 24-foot travel lanes, 20-foot loading area in the rear of the building, underground filtration system, town water and sewer, one new curb cut and one modified curb cut; pending Massachusetts Department of Transportation approval.

Mr. Kirrane asked if the proposed 74-foot curb cut and shared dumpster pads are necessary. Mr. Kirrane also requested an auto turn analysis, lighting plan, landscaping plan, and handicap ramp detectable warning panels.

Mr. Brooks agreed with the requested plans and recommended separate dumpster pads.

Mr. Regan questioned the transmission easement encroachment, if the snow storage area is adequate, and if water and sewer lines to each building will be separate. Mr. Regan also recommended three-quarter inch stone in the sewer trench, pavement with 2.5-inch binder course and 1.5 inch top, and oil and water separators if buildings permit vehicles.

Mr. Gless informed the Board that the enlarged curb cut is to accommodate emergency vehicles and each building will have independent water and sewer connections, with a shared sewer manhole. Mr. Gless also agreed to provide an auto turn analysis, landscaping plan, lighting plan, transmission line encroachment permission, and snow removal from site when storage is overburdened.

John Storms of 8 Burnap Lane asked about potential occupants and expressed concerns about truck traffic, runoff, and building height.

Mr. Gless explained that all stormwater will be contained on the properties, the buildings will be one story, with no room for truck or material storage, so occupants will likely be a small contracting business.

Mr. Brooks made the motion to continue the public hearing until the August 09, 2022 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Ms. Smarra, Yes; Mr. Kirrane Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

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

Jim Bernardino of CMG Engineering shared modifications based on peer review comments, including pavement base material, auto turn analysis, and plans to conduct ground penetrating radar with the Sewer Department to address easement concerns.

Mr. Kirrane asked about lighting overflow and requested Water Department approval, Sewer Department approval, Fire Department approval and an auto turn analysis report.

Mr. Regan asked about a sprinkler system.

Mr. Bernardino agreed to comply with the Building Departments requirements for a sprinkler system and assured the Board that the lighting is contained on the property.

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

Mr. Kirrane made the motion to approve the Site Plan with peer review comments satisfied, Water Department approval, Sewer Department approval, Fire Department approval and an auto turn analysis report, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

Discussion:

Reorganization

Mr. Brooks made the motion to nominate Mr. Regan as Chairman, seconded by Mr. Kirrane; roll call vote: Ms. Smarra, Yes; Mr. Kirrane, Yes; Mr. Brooks, Yes - **motion passed 3-0.**

Mr. Brooks made the motion to nominate Mr. Kirrane as Vice-Chairman, seconded by Mr. Regan; roll call vote: Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3 -0.**

Registry of Deeds Signatures

Mr. Menard provided the Board the Registry of Deeds annual registry signature form, which is used for verification when plans are recorded.

Decisions:

7-12 Westec Dr. - Site Plan

Mr. Menard provided the 7-12 Westec Drive decision for the Board to sign.

Pakachoag Farms - Partial Release of Covenant Lot 7

Mr. Menard provided the partial release of covenant Lot 7 decision for the Board to sign.

Town Planner Update:

Mr. Menard reminded the Board and public that the Planning Board is seeking an Associate member and encouraged interested residents to apply.

Minutes:

06-28-2022

Mr. Kirrane made the motion to approve the June 28, 2022 Planning Board meeting minutes, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

Adjournment:

Mr. Brooks made the motion to adjourn at 7:37pm, seconded by Mr. Kirrane; roll call vote: Ms. Smarra, Yes; Mr. Kirrane, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Next meeting will be August 09, 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 - 211 Southbridge Street
- Site Plan - 211 Southbridge Street
- Waiver Request - 211 Southbridge Street
- Peer Review - 9 Saint Mark Street
- Decision - 7 & 12 Westec Drive
- Planning Board Meeting Minutes - 06/14/2022