

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Planning Board Meeting Room
July 13, 2021- 7:00p.m.

Members Present: John Regan, Ron Brooks, Steven Chambers, 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. The Town cable staff was present, and the meeting was recorded. No other attendee was recording the meeting.

Public Hearings:

J. M. Coull, Inc. Jim Fabbri requesting Site Plan Approval under Section 3.2.7.0 of the Auburn Zoning Bylaw, for a distribution facility at 190 Washington Street, Auburn, MA Map 34 Parcel 4.

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

Travis Brown of Turning Point Engineering proposed constructing a distribution facility with 3,500 square feet of office space, 44,800 square feet of warehouse space, 80 loading docks, 105 parking spaces, 3 subdivision road access driveways, on the 32 acre parcel. Mr. Brown further shared plans to run utilities undergrounds, connecting to public water and sewer. Mr. Brown stated that the plan is being revised to address peer review comments.

Heather Monticup of Greenman-Pedersen, Inc. shared traffic study analysis of Commerce Drive access from Washington Street including an increase of 50 weekday peak hour morning trips and 54 weekday peak hour evening trips, expected to generate a 2 vehicle queue in the morning and 4 vehicle queue in the evening on Commerce Drive. Ms. Monticup recommends roadway improvements to Washington Street including a left turn only lane onto Commerce Drive, a deceleration right turn lane going into Commerce Drive, and an acceleration lane leaving Commerce Drive. Ms. Monticup stated that peer review and Massachusetts Department of Transportation responses are pending.

Mr. Chambers asked about trucking hours of operations, a traffic light at Commerce Drive, traffic backups due to westbound traffic hindering left hand turns, and evidence of eastbound traffic back up.

Mr. Nallan asked about speed reductions.

Mr. Brooks asked about the expected total number of trips per day.

Mr. Regan asked about truck entrance signs along Washington Street.

Ms. Monticup stated that a total of 386 weekday trips are expected, with no weekend traffic after 6:00am on Saturdays, and no evidence of eastbound traffic backups. Ms. Monticup added that there are no speed reduction plans proposed and signage and traffic lights are determined by the Massachusetts Department of Transportation.

Mr. Chambers asked about fencing along the sloped area and truck repairs on site.

Mr. Kirrane asked if the parking should be reduced, if the lighting is dark star compliant, the distance between the proposed site and the closest Tuck Farm Road resident, and Fire Department comments regarding the auto turn analysis.

Mr. Nallan asked about a noise impact study and National Grid comments regarding the abutting easement.

Mr. Brooks asked about 50 Washington Street clearing.

Mr. Brown explained that the fencing along the slope will be submitted with the revised plan, the parking plan meets zoning requirements and tenant's request, the lighting is dark star compliant, all proposed work is outside of the National Grid easement, no truck repair will take place on site, and the distance from the nearest Tuck Farm Road residential property is 260 feet at the property line and 750 from the proposed building, with a 60 percent grading change.

Mr. Menard shared Building Commissioner Caleb Moody's comments requesting snow storage be prohibited within 100 feet of the wetlands area. Mr. Menard also stated that the Fire Department has not provided comments regarding the auto turn analysis, 50 Washington Street clearing would require permitting, and the Board of Health addresses noise concerns.

Mr. Regan requested sediment basin riprap rock detail, utility trench topsoil depth and bedding material detail, utility trench full cage pipe encasement, and watertight material around the outlet basin pipe joint. Mr. Regan also suggested bollard plastic covers and increasing the driveway by 3 feet to accommodate 18.5 foot parking spaces.

Richard Hansson of 9-2 Tuck Farm Road shared a letter from the Tuck Farm Road condominium association expressing concerns about noise, lighting and traffic increases and reduced property values. Mr. Hansson asked if repositioning the building would reduce noise, if the land is approved for warehouse use, and if any other uses have been proposed. Mr. Hansson also recommended sound barrier fencing and prohibiting PA systems and air horns.

Mr. Chamber asked what types of goods the business distributes and if trucks or loaders would be backing into the docks.

Mr. Brown stated that trailers back into the docks and the proposed business ships goods throughout New England.

Mr. Regan explained that the area is located in an industrial zone and repositioning the building would increase noise. Mr. Regan agreed that PA systems, Jake Brakes, and horns should be prohibited, and suggested installing zigzagging sound barrier

fencing for sound mitigation. Mr. Regan also asked about the weekday trucking schedule.

Ms. Monticup stated that the truck departure peak hours are between 7:00am - 9:00am and truck return peak hours are between 5:00pm - 8:00pm, with approximately 20-25 trucks entering and exiting the site between 9:00pm - 6:00am.

Doreen Goodrich of Windbrook Acres raised concerns about the traffic and noise related to the proposed development, the development of the 2 additional lots on the 190 Washington Street property, and future development of 50 Washington Street. Ms. Goodrich asked the Board to require sound barrier fencing, and to prohibit outdoor PA systems and truck idling while loading.

Mr. Regan asked about the size of the 2 additional lots on 190 Washington Street.

Mr. Brown stated that other two lots on 190 Washington Street are 8 acres and 9 acres.

Richard Brady of 6-3 Tuck Farm Road asked the Board to be considerate of the neighbors of the proposed development.

Mr. Regan explained that the property is zoned for the development and cannot be prevented, but the Board intends to protect the interest of the Town and the citizens. Mr. Chamber agreed, adding that the Board will work with the applicant to mitigate abutters concerns.

Mr. Brooks suggested Mr. Brady participate on the Zoning Bylaw Review Committee to assist with zoning bylaw revisions for future development.

Mr. Brooks made a motion to continue the public hearing to the August 10, 2021 Planning Board meeting, seconded by Mr. Chambers. **The Board voted 5-0 in favor.**

Mr. Brooks made a motion to reopen the public hearing, seconded by Mr. Chambers. **The Board voted 4-0 in favor; Mr. Kirrane stepped out.**

Mr. Brown requested waivers for dumpster screening, multiple driveways, and to reduce parking space width from 18.5 feet to 18 feet.

Mr. Regan recommended screening the dumpster on 2 sides.

Mr. Brooks made a motion to continue the public hearing to the August 10, 2021 Planning Board meeting, seconded by Mr. Chambers. **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 92 Tinker Hill Road, Map 59 Parcel 5.

Property owner Michael Pham shared plan updates including primary and reserve septic system details, a paved 13 foot wide driveway, with a 2 foot shoulder on one side and 5 foot swale along the other. Mr. Pham also stated that the Police and Fire Departments are satisfied with the design.

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

Mr. Kirrane made a motion to approve the Special Permit with a swale depth detail correction as a condition, seconded by Mr. Chambers. **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.

Property owner Michael Pham shared plan updates including a paved 13 foot wide driveway, with a 2 foot wide shoulder on the left side and 2 percent slope along the right side, with a swale.

Mr. Regan informed the applicant that the contour lines of the swale detail need to be corrected.

No public comment

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

Mr. Kirrane made a motion to approve the Special Permit, with contour line correction as a condition, seconded by Mr. Chambers. **The Board voted 5-0 in favor.**

ANR:

Modern Structures Inc. 92 Tinkerhill Road

Mr. Chambers made a motion to approve the ANR Plan, seconded by Mr. Kirrane. **The Board voted 5 -0 in favor.**

Discussion:

Reorganization

Mr. Brooks made the motion to nominate Mr. Regan as Planning Board Chairman, seconded by Mr. Chambers. **The Board voted 5-0 in favor.**

Mr. Brooks made the motion to nominate Mr. Chambers as Planning Board Vice-Chairman, seconded by Mr. Kirrane. **The Board voted 5-0 in favor.**

IT Improvements

Mr. Menard informed the Board that Planning Board meetings will be conducted both in person and remotely through April 2022. Mr. Menard shared the IT department requests for recommendations to improve the hybrid-style meeting.

Mr. Chambers asked if remote participants will be able to see the meeting and if remote participation instructions will be read at the meeting.

Mr. Brooks asked that the meetings be held in the Board of Selectmen's Room.

Mr. Menard said that the hybrid model is still a work in progress.

Minutes:

06-08-2021

Mr. Chambers made the motion to approve the June 08, 2021 Planning Board meeting minutes, seconded by Mr. Kirrane. **The Board voted 5-0 in favor.**

06-22-2021

Mr. Chambers made the motion to approve the June 22, 2021 Planning Board meeting minutes, seconded by Mr. Kirrane. **The Board voted 5 -0 in favor.**

New Business Unforeseen by the Chair:

Mr. Menard informed the Board about a complaint regarding 151 Auburn Street stormwater runoff and shared a video of the flooding on Auburn Street.

Mr. Regan stated that it would be difficult to determine the cause of the flooding, due to the excessive rainfall and asked Adam to find out if the culvert along the property is clear and who installed it.

August Meeting Schedule

Mr. Menard asked the Board to determine an August Planning Board meeting date.

Mr. Chambers asked about new applications received.

Mr. Menard stated that there is currently one new application on the August meeting agenda.

Mr. Brooks, Mr. Regan and Mr. Chambers all stated that they would be available on August 10, 2021 and Mr. Kirrane and Mr. Nallan stated that they could participate remotely on August 10th.

Mr. Chambers made the motion to hold the next Planning Board meeting on August 10, 2021, seconded by Mr. Brooks. **The Board voted 5-0 in favor.**

Adjournment:

Mr. Chambers made the motion to adjourn at 8:51pm, seconded by Mr. Nallan. **The Board voted 5-0 in favor.**

Next meeting will be August 10, 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

- Site Plan Application - Lot 3, Commerce Drive
- Site Plan - Lot 3, Commerce Drive
- Graves Engineering Peer Review - Lot 3, Commerce Drive

- Site Plan - 104 Tinkerhill Road
- Site Plan - 92 Tinkerhill Road
- Planning Board Meeting Minutes - 06/08/2021
- Planning Board Meeting Minutes - 06/22/2021