

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
August 09, 2022- 7:00p.m.

Members Present: John Regan, Ron Brooks and Dwarakesh Nallan

Absent: Todd Kirrane and Sierra Smarra

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.

ANR Plan:

Nathan Campaniello - 219 Prospect Street

Nathan Campaniello shared plans to subdivide 219 Prospect Street into three lots, with two fronting on Prospect Street and the third fronting on Eddy Street.

Mr. Nallan made the motion to approve the ANR Plan, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3 -0.**

Public Hearings:

Richard Hakala requesting Site Plan Approval under section 9.4 of the Auburn Zoning Bylaw for a church at 188 Oxford Street North, Auburn MA 01501, Map 17 Parcel 211 .

Mr. Brooks made the motion to open the public hearing, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 3-0.**

Jerry Cronin of 186 Oxford Street North expressed concerns about asbestos siding removal and vehicle parking on site.

Mr. Regan explained that the previous lease agreement is proposed and agreed to share the asbestos concerns with the Building Commissioner and Board of Health.

Mr. Brooks made the motion to continue the public hearing until the September 13, 2022 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 3 -0.**

Brendan Greeley requesting Site Plan Approval under section 9.4 of the Auburn Zoning Bylaw for a garage and site improvements to be constructed at an existing commercial business at 4 Washington Street, Auburn, MA 01501, Map 28 Parcel 3.

Mr. Nallan made the motion to open the public hearing, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

Dominic Rinaldi of the BSC Group shared plans to construct a one-story prefabricated metal garage for vehicle storage, on the southeast corner of the property, with a small detention pond.

Mr. Regan asked about the water lines and shared the Fire Department's concerns regarding the emergency access road, turning radius and water supply.

Mr. Rinaldi explained that the water connection is being located and the garage will be built on a slab to prevent waterline disturbance.

Mr. Brooks made the motion to continue the public hearing until the September 13, 2022 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3 -0.**

Mirra Company Inc. requesting Site Plan Approval under section 3.2.6.4, Contractors Yard, of the Auburn Zoning Bylaw for a warehouse with office space, outside storage, and site improvements to be constructed at 3 Commerce Drive (Lot 2), Auburn, MA 01501, Map 34 Parcel 37.

Mr. Nallan made the motion to open the public hearing, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

Daniel Duvall shared Mirra Co. plans to build a satellite location for their public and private utility contracting business that supplies electrical, gas and fiber optic routine and emergency services. The building will house utility equipment, garage, and a small office, while conduit, wire reels, pvc piping, and precast concrete will be stored outdoors in a fenced area, with gates, lighting, and security cameras.

Mr. Nallan asked about a second driveway, driveway width, chemical storage, traffic study, and peer review.

Mr. Regan asked about onsite vehicle repair, the inland bank, and Conservation Commission review.

Mr. Brooks asked about outdoor vehicle storage and oil and water separators.

Mr. Duval stated that repairs will take place on site and bulldozers and dump trucks will be stored outside.

Stephen O'Connell of Turning Point Engineering further explained that the plan meets the town's stormwater management requirements, the emergency driveway is 24 feet wide and shared with lot 1, the subdivision traffic plan estimates are significantly less than proposed, with 4-5 office personnel, 2 mechanics, 6 foreman, and occasional visitors accessing the site. Mr. O'Connell added that the inland bank references existing wetland conditions, and shared the Massachusetts Department of Environmental Protection's file number and conditions and plans to meet with Conservation Commission on August 10, 2022.

No public comment.

Mr. Nallan made the motion to continue the public hearing until the September 13, 2022 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Mr. Nallan Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3 -0.**

460 Southbridge LLC. requesting Site Plan Approval under section 3.2.5.15 of the Auburn Zoning Bylaw for a motorcycle dealership and repair shop at an existing commercial building at 460-468 Southbridge Street, Auburn, MA 01501, Map 40 Parcel 49 & 50.

Mr. Brooks made the motion to open the public hearing, seconded by Mr. Nallan; roll call vote: Mr. Brooks Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 3 -0.**

Robert Duff of Gueriere & Halnon proposed a 16,000 square foot motorcycle dealership in an existing 25,000 square foot building at 460 Southbridge Street, which is shared with two neighboring businesses.

Mr. Regan asked about outdoor motorcycle displays, onsite repairs, oil and water separators, exterior changes, motorcycle brands, hours of operation, employees on site, and snow maintenance.

Mr. Brooks asked about a shared parking plan and suggested a crosswalk lane for pedestrian traffic.

Mr. Nallan asked about building height, a second driveway, and additional plan revisions.

Mark Wagner informed the Board that dealership sells 3 brands of motorcycles, hours of operation are 9:00am - 6:00pm, with one late night per week and 13 -17 employees; most vehicle displays will be indoors, with a few proposed outdoors during good weather, and the property owner is responsible for snow maintenance.

Mr. Duff further explained that the building is one story, with 111 parking spaces shared with the two neighboring businesses, inventory vehicles will utilize the rear entrance and customers will use the front entrance, repairs will take place onsite, with the oil and water separator running along the loading dock, and exterior changes will include lighting and security cameras.

Mr. Brooks made the motion to approve the site plan, seconded by Mr. Nallan; roll call vote: Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3 -0.**

Mr. Brooks made the motion to close the public hearing, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

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. Menard informed the Board that the applicant has requested a continuance to address peer review comments.

Mr. Nallan made the motion to continue the public hearing until the September 13, 2022 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

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. Nallan made the motion to continue the public hearing until the September 13, 2022 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

Decisions:

9 Saint Mark Street

Mr. Menard provided the 9 Saint Mark Street decision for the Board to sign.

Minutes:

07-12-2022

Mr. Brooks made the motion to approve the July 12, 2022 Planning Board meeting minutes as amended, seconded by Mr. Regan; roll call vote: Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 2-0-1; Mr. Nallan abstained due to meeting absence.**

Adjournment:

Mr. Nallan made the motion to adjourn at 8:01pm, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 3-0.**

Next meeting will be September 13, 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

- ANR Application - 219 Prospect Street
- ANR Plan - 219 Prospect Street
- Site Plan Application - 188 Oxford Street North
- Site Plan - 188 Oxford Street North
- Building Department Review - 188 Oxford Street North
- Site Plan Application - 4 Washington Street
- Site Plan - 4 Washington Street
- Stormwater Report - 4 Washington Street
- Building Department Review - 4 Washington Street
- Site Plan Review - 3 Commerce Drive
- Stormwater Report- 3 Commerce Drive
- Building Department Review - 3 Commerce Drive

- Site Plan Application - 460 Southbridge Street
- Site Plan - 460 Southbridge Street
- Building Department Review - 460 Southbridge Street
- Decision - 9 Saint Mark Street
- Planning Board Meeting Minutes - 07/12/2022