

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall Planning Board Meeting Room  
August 10, 2021- 7:00p.m.

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**Members Present:** John Regan, Ron Brooks, Steven Chambers, Todd Kirrane and Dwarakesh Nallan

**Absent:** None

**Also Present:** Adam Menard - Town Planner

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:**

**Sean Griffin of Griffin Homes LLC, requesting a Site Plan Review under Section 3.2.2.1 of the Auburn Zoning Bylaw for a two-family residence at 17 Willis Street, Map 6 Parcel 210.**

Mr. Chambers made the motion to open the public hearing, seconded by Mr. Brooks; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Mr. Chambers made a motion to continue the public hearing to the September 14, 2021 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 5-0.**

**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.**

Travis Brown of Turning Point Engineering shared site plan updates including 18.5 foot parking space widths, a screened in dumpster enclosure, and 6 foot fencing and plant screening along the Meadowbrook property.

Mr. Regan asked about screening along the Windbrook Acres property line.

Mr. Chambers asked about emergency apparatus detail.

Mr. Brown shared the emergency vehicle turning plan and explained that there is approximately 1900 feet between Windbrook Acres and the proposed development.

Mr. Kirrane asked about driveway siteline peer review comments.

Heather Monticup of Greenman-Pedersen, Inc. explained that the site line plan is currently being prepared.

Doreen Goodrich of Windbrook Acres asked about Massachusetts Department of Transportation correspondence and why the previously proposed sound barrier fencing was replaced with 6 foot fencing. Ms. Goodrich also raised concerns about the traffic increase and future development of on the property.

Gary Pray of 9 Windbrook Acres also voiced concerns about the traffic increase and the safety of neighboring residents.

Mr. Regan stated that the Massachusetts Department of Transportation has no responded to the plan and suggested additional sound readings on different days and times, and increasing the proposed fence from 6 feet to 8 feet.

Joseph Shenette of 129 South Street cautioned against approving the Site Plan until the Massachusetts Department of Transportation implements roadway improvements.

Mr. Regan shared the developer's plans to add exit and entrance lanes from the site to mitigate additional congestion in the area. Mr. Regan also explained that Washington Street roadway improvements are under Massachusetts Department of Transportation's authority and suggested concerned residents reach out to their local Board of Selectmen, State Representatives and Senators for roadway improvement assistance.

Mr. Chambers questioned why the sound barrier fencing was not included in the revised plan.

Mr. Brown explained that the proposed fencing and landscaping provide adequate visual and sound screening.

Ms. Goodrich asked if the proposed turning lanes require Massachusetts Department of Transportation approval.

Mr. Brooks informed Ms. Goodrich that the turning lane plans are currently under Massachusetts Department of Transportation review.

Mr. Chambers asked if the traffic study accounts for vehicular direction and Mr. Regan asked what the peak traffic times were on the site.

Ms. Monticup explained that the truck traffic study evenly split east and west bound traffic, while the employee traffic study utilized zip codes and determined that 65 percent of employees will be traveling from the east. Ms. Monticup also stated that 386 total daily trips in and out of facility, with most trucks traveling during peak hours.

Mr. Chambers made a motion to continue the public hearing to the September 14, 2021 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 5-0.**

### **Discussion:**

#### **Covenant-Commerce Park Subdivision**

Mr. Menard informed the Board that Town Counsel has reviewed, and is satisfied with the Commerce Park Subdivision covenant.

Mr. Chambers made a motion to approve the covenant, seconded by Mr. Kirrane; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 5-0.**

### **Central Massachusetts Regional Planning Commission - Delegates Appointments**

Mr. Menard asked the Board to appoint two delegate Central Massachusetts Regional Planning Commission members.

Mr. Brooks made the motion to reappoint Mr. Kirrane and Mr. Chambers to the Central Massachusetts Regional Planning Commission, seconded by Mr. Nallan; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

### **Fall Town Meeting Proposed Zoning Changes**

#### **Table of Uses & Descriptions**

Mr. Menard proposed zoning changes to the Table of Uses and Descriptions and asked the Board to review the updates prior to the next Planning Board meeting.

#### **Height Regulations**

Mr. Menard informed the Board that the current zoning bylaw Height Restriction of 35 feet is limiting development and asked the Board to support a Height Restriction zoning bylaw increase of up to 110 feet in some areas.

### **Decisions:**

**92 Tinkerhill Road**

**104 Tinkerhill Road**

**Commerce Park Subdivision Plan**

**Commerce Park Subdivision Covenant**

Mr. Menard provided the Board the 92 Tinkerhill Road, 104 Tinkerhill Road, Commerce Park Subdivision Plan and Commerce Park Subdivision Covenant to sign and asked Planning Board members participating remotely to sign the decisions at the Auburn Town Hall.

### **Minutes:**

**07-13-2021**

Mr. Chambers made the motion to approve the July 13, 2021 Planning Board meeting minutes as amended, seconded by Mr. Kirrane; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

### **Adjournment:**

Mr. Chambers made the motion to adjourn at 7:53pm, seconded by Mr. Kirrane; roll call vote: Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Next meeting will be September 14, 2021 at 7:00 PM.

Respectfully Submitted,

Rachel Pressey, Staff Assistant to the Town Manager

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### **Planning Board Packet Documents**

- Site Plan Application - 17 Willis Street
- Site Plan - 17 Willis Street
- Draft - Description of Uses
- Draft - Table of Uses
- Draft - Dimensional Requirements
- Planning Board Meeting Minutes - 07/13/2021