

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
September 13, 2022- 7:00p.m.

Members Present: Todd Kirrane, Ron Brooks, Dwarakesh Nallan and Sierra Smarra

Absent: John Regan

Also Present: Adam Menard - Town Planner

Mr. Kirrane 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:

Corrie Gratlin - Homestead Steaks requesting a Special Permit under section 9.4 of the Auburn Zoning Bylaw for a temporary outdoor installation of a tent with a truck for the sale of meat at 385 Southbridge Street, Auburn, MA 01501, Map 33 Parcel 87.

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

Valarie Rohr of Homestead Steaks shared plans to wholesale prepackaged meats from a 400-square foot tent and a 26-foot reefer truck at 385 Southbridge Street.

Mr. Brooks asked how long the prepackage meat sale will take place and about the permissions granted through the Special Permit.

Ms. Rohr proposed a 17-day prepackaged meat sale at the location. Mr. Menard added that the Special Permit grants a parking space reduction, and that the Building Department, Select Board and Board of Health permitting will also be required for the sale.

Department of Development and Inspectional Services Director Darlene Coyle asked the Board to ensure that Homestead Steaks/Simon Properties lease agreement dates match the Special Permit sale dates, the Special Permit layout location match all Town-issued permits, a temperature-controlled truck remain onsite through sale, and all consumer products sold directly from refrigerated truck.

No public comment.

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

Mr. Brooks made the motion to approve the Special Permit, with standard and Department of Development and Inspectional Services Director requested

conditions, seconded by Mr. Nallan; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4 -0.**

O'Tech Corporation requesting Site Plan Approval under section 9.4 of the Auburn Zoning Bylaw for a plastics manufacturer to be located at a preexisting facility at 313 Washington Street, Auburn, MA 01501, Map 42 Parcel 4.

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

Gregory Roy of Dillis & Roy Civil Design Group Inc. proposed exterior site modifications, including relocation of the drive aisle, 4 parking space reduction, a 45x30 foot concrete pad and 2 resin storage silos on the rear of the building.

Mr. Nallan asked if the proposed drive aisle can accommodate emergency vehicles and what chemicals will be stored in the silos.

Mr. Brooks asked about snow storage, dumpster location and spill containment.

Mr. Kirrane asked for handicap parking space details and shared the Board of Health's request that existing utility conditions be added to the plan.

Mr. Roy informed the Board that pvc resin and calcium carbonate will be stored in the silos and the material is solid and contained within the silos. Mr. Roy also agreed to add snow storage, dumpster location, handicap parking spaces, and utility conditions to the plan.

Mr. Menard shared the Fire Department comments requesting that the drive aisle remain open.

No public comment.

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

Mr. Brooks made the motion to approve an updated Site Plan, including snow storage, handicap parking spaces, dumpster location, existing utility condition details and standard conditions, seconded by Ms. Smarra; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4-0.**

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 continue the public hearing until the September 27, 2022 Planning Board meeting, seconded by Ms. Smarra; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4-0.**

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 continue the public hearing until the September 27, 2022 Planning Board meeting, seconded by Ms. Smarra; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4 -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.

Travis Brown of Turning Point Engineering informed the Board that the revised Site Plan satisfies all peer review comments and requested an interior landscaping waiver.

Mr. Kirrane asked Mr. Menard if the waiver request is reasonable.

Mr. Menard explained that the site is isolated and has perimeter vegetation.

No public comment.

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

Mr. Nallan made the motion to approve the Site Plan and waivers requested, with standard conditions, seconded by Mr. Brooks; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4-0.**

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. Nallan made the motion to continue the public hearing until the September 27, 2022 Planning Board meeting, seconded by Ms. Smarra; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4 -0.**

Town Planner Updates:

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

Minutes:

08-09-2022

Mr. Nallan made the motion to approve the August 09, 2022 Planning Board meeting minutes, seconded by Mr. Brooks; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes - **motion passed 3-0-1; Mr. Kirrane abstained due to meeting absence.**

Decisions:

460-468 Southbridge Street

Mr. Menard provided the 460-468 Southbridge Street decision for the Board to sign.

Adjournment:

Ms. Smarra made the motion to adjourn at 7:36pm, seconded by Mr. Nallan; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4-0.**

Next meeting will be September 27, 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 - 313 Washington Street
- Site Plan - 313 Washington Street
- Building Department Review - 313 Washington Street
- Board of Health Comments - 188 Oxford Street North
- Peer Review - 4 Washington Street
- Site Plan - 385 Southbridge Street
- Fire Department Comments - 385 Southbridge Street
- Building Department Comments - 385 Southbridge Street
- Department of Public Works Comments - 385 Southbridge Street
- Site Plan - 3 Commerce Drive
- Waiver Request - 3 Commerce Drive
- Peer Review - 3 Commerce Drive
- Decision - 460-468 Southbridge Street
- Planning Board Meeting Minutes - 08/09/2022