

Town of Auburn, Massachusetts  
Minutes of the Meeting  
Planning Board  
Auburn Town Hall Board of Selectmen's Meeting Room  
September 14, 2021- 7:00p.m.

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**Members Present:** Steven Chambers, Todd Kirrane and Dwarakesh Nallan

**Absent:** John Regan and Ron Brooks

**Also Present:** Adam Menard - Town Planner, Rachel Pressey - Staff Assistant

Mr. Chambers 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:**

**Joseph F. Panarelli Jr. - Ellie Way**

Mr. Nallan asked if the City of Worcester has reviewed the plan.

Mr. Menard stated that the City of Worcester has already endorsed the plan and it meets the Town's zoning requirements.

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

**Public Hearings:**

**NJ Realty requesting Site Plan Approval under Section 3.2.7.6 of the Auburn Zoning Bylaw, for a motor vehicle repair shop at 5 St. Mark Street, Auburn, MA Map 50 Parcel 61.**

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

Patrick McCarty of McCarty Engineering shared plans to build a 6,000 square foot auto repair facility on a 2-acre site, with vehicle storage for Patrick Motor's Mazda, Volvo and Volkswagen dealerships. The proposed reconditioning facility has 4 overhead doors and bays, a small office are in the front building, vehicle parts storage area in the rear, public water and sewer, gas service and 400 amp electricity service. The impervious area will be reduced by 11,000 square feet, with parking lot regrading and repaving to accommodate 149 parking spaces, and reconstruction of the stormwater management system. Mr. McCarty added that the Plan is currently under Conservation Commission, Zoning Board of Appeals, and peer review.

Mr. Chambers asked about waiver requests, vehicle loading and unloading, the fence along the retaining wall, and suggested reducing the foot-candles to zero at the property line.

Mr. Nallan asked about traffic impacts and ADA parking space requirements.

Mr. Kirrane asked about emergency vehicle access, and suggested adding sidewalks and relocating the handicap van accessible parking space to the right of the entrance.

Mr. McCarty requested a landscaping waiver due to a retaining wall restricting a continuance pattern, while proposing new landscaping along the front and sides of the facility, and loom and seeding of the new impervious area for natural vegetation at the request of the Conservation Commission. Mr. McCarty further explained that auto turn analysis has been completed, the new electricity pole is proposed at the bottom of the retaining wall, and the fence along the retaining wall is on Town property. Neil Patrick added that loading and traffic impacts will be minimal, as only 30-40 vehicles will be accessing the new site per month.

Mr. Nallan made a motion to continue the public hearing to the September 28, 2021 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -0.**

**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.**

Sean Griffin requested a continuance to the September 28, 2021, in order to obtain Conservation Commission comments.

Mr. Kirrane made a motion to continue the public hearing to the September 28, 2021 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -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.**

Mr. Menard informed the Board that the plan is currently being revised based on traffic study review comments.

Mr. Kirrane made a motion to continue the public hearing to the September 28, 2021 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -0.**

**Discussion:**

**Decommissioning Bond - Billboards 365 Southbridge St.**

Attorney Mark Borenstein of Bowditch and Dewey shared the proposed decommissioning bond for the billboards at 385 Southbridge Street, totaling

\$48,074.77. Mr. Borenstein added that the language is being finalized with Town Counsel.

Mr. Nallan made a motion to approve the bond, contingent on Town Counsel's language approval, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -0.**

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

Mr. Menard proposed zoning height, animal, uses and description changes to remove outdated language and update the bylaws to reflect current development needs and economic interest. Mr. Menard added that public hearings for the proposed changes are scheduled for September 28, 2021.

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

Mr. Kirrane made a motion to sponsor the Table of Uses & Descriptions Zoning Bylaw changes, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -0.**

#### **Height Regulations**

Mr. Kirrane made a motion to sponsor the Height Regulations Zoning Bylaw changes, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -0.**

#### **Animal Bylaw**

Mr. Nallan made a motion to sponsor the Animal Bylaw changes, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -0.**

### **Minutes:**

#### **08-10-2021**

Mr. Nallan made the motion to approve the August 10, 2021 Planning Board meeting minutes, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers, Yes - **motion passed 3 -0.**

### **Town Planner Updates**

Mr. Menard informed the Board that the Fall Town Meeting is scheduled for October 26, 2021 and the Board will need to vote on a second October Planning Board meeting.

### **Adjournment:**

Mr. Kirrane made the motion to adjourn at 7:45pm, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Kirrane, Yes; Mr. Chambers - **motion passed 3 -0.**

Next meeting will be September 28, 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](http://www.auburnguide.com) and click the “Playback of Government Meetings” link on the homepage.

### **Planning Board Packet Documents**

- ANR Application - Ellie Way
- ANR Plan - Ellie Way
- Site Plan Application - 5 Saint Mark Street
- Site Plan - 5 Saint Mark Street
- Drainage Report - 5 Saint Mark Street
- GBI Peer Review Comment Responses - 190 Washington Street, Lot 3
- TPI Peer Review Comment Responses - 190 Washington Street, Lot 3
- Revised Site Plan - 190 Washington Street, Lot 3
- Abutters Letter - 190 Washington Street
- Decommissioning Estimate - 365 Southbridge Street
- Permit Bond Form
- Draft - Description of Uses
- Draft - Table of Uses
- Draft - Dimensional Requirements
- Planning Board Meeting Minutes - 08/10/2021