

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
September 27, 2022- 7:00p.m.

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

Absent: Sierra Smarra

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:

Sparhawk Realty requesting a Site Plan Approval under section 3.2.2.3 of the Auburn Zoning Bylaw for a two building, 6 unit multi-family development and related site improvements at 404 Oxford Street N, Auburn, MA 01501, Map 40 Parcel 82.

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

Keith Sparhawk shared plans to build 2 residential buildings, one with four 2-bedroom units and one with two 1-bedroom units on a 2.1-acre parcel, each with one garage parking space and one driveway parking space. Mr. Sparhawk stated that the plan is in Conservation Commission, Zoning Board of Appeals and peer review, and plans to file for a land disturbance permit.

Thomas Henriquez of 402 Oxford North asked about runoff detention, if the proposal meets zoning requirements, when test pits were conducted, and raised concerns about current saturation on the site.

David Roy asked about water and sewer connections, the elevation difference between the wetlands and proposed development area, and also raised concerns about stormwater runoff and drainage.

Mr. Nallan asked about the sprinkler system, driveway parking and Zoning Board of Appeals review.

Mr. Kirrane asked about the fire lane, site distance analysis, and sidewalk disruption.

Mr. Brooks asked about driveway location, the elevation between the roadway and the wetlands, and if units will be individually or collectively owned.

Mr. Sparhawk showed the Board the 21-foot driveway parking spaces, fire lane, southeast corner turnout, snow storage area, intermittent stream direction, 2-inch water lines to both buildings, and the 6-inch line to the 4-unit building for sprinkler service. Mr. Sparhawk also explained that the property will be serviced with town

water and sewer, there is adequate site distance, the sidewalk will not be disturbed, and the next Zoning Board of Appeals meeting is October 20, 2022.

Mr. Regan added that the Zoning Board of Appeals previously permitted the 6-family development and test pits can identify high water levels from previous seasons.

Mr. Regan asked about water line dimensions, sewer flow direction, catch basin hoods, slab construction, and if both roofs drain to the same manhole. Mr. Regan suggested an 8-inch sewer line, 1.5-inch top course minimum, and corrected sewer tie-in details.

Mr. Sparhawk shared the manhole hood detail, stated that the buildings will be constructed on slabs, unit ownership is unknown, and showed the roof drain routes.

Mr. Brooks made the motion to continue the public hearing until the October 11, 2022 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Shane Wood & Robyn Paine requesting a Site Plan Approval under section 3.2.3.1 of the Auburn Zoning Bylaw for a daycare at 17 Curtis Street, Auburn, MA 01501 Map 12 Parcel 1.

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

Shane Wood informed the Board that the Department of Early Education licensed the home for up to 8 children, with hours from 8:00am - 4:00pm Monday through Thursday, and staggered drop off and pick up times. Mr. Wood added that cameras have been installed at the recommendation of the Police Chief.

Gary Gustafson of 28 Curtis Street raised concerns about on street parking, traffic, and property values.

Kevin Moss 1 Betty Street shared Mr. Gustafson's concerns and asked about home childcare regulations and if future property owners will be grandfathered and able to expand the business.

Mr. Kirrane explained that the Commonwealth of Massachusetts Department of Early Education licenses childcare facilities. Mr. Regan suggested reaching out to local legislatures to address childcare licensing.

Susan Gustafson of 28 Curtis Street also expressed concerns about on street parking.

Mr. Regan asked how many children currently attend the center.

Mr. Nallan asked how many employees are at the business and how many vehicles belong to the property owners.

Ms. Paine said the center currently has 5 children, no employees, the 5 vehicles at the property belong to the residents, and the individual businesses are licensed, not the property. Mr. Kirrane added that the Department of Early Childhood Education licenses based on square footage.

Mr. Nallan suggested extending drop off and pick up times to decrease traffic.

Kerstin Bean of 42 Curtis Street disagreed that the childcare center traffic disrupts the roadway.

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

Mr. Kirrane made the motion to approve the Site Plan, with no private vehicles and no drop-off or pickup vehicles parked on public way during business hours, seconded by Mr. Kirrane; roll call vote: Mr. Brooks, No; Mr. Regan, Yes; Mr. Kirrane, Yes; Mr. Nallan, Yes - **motion passed 3-1.**

Amendments to the Table of Uses, Section 3.2.2.3 Apartments, of the Auburn Zoning Bylaw .

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

Mr. Menard informed the Board that the State is requiring apartment permits by right or with Site Plan approval in certain areas in order to remain eligible for grant funding opportunities.

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

Mr. Kirrane made a motion to recommend approval of zoning amendment to Section 3.2.2.3 Apartments, with majority vote, per Chapter 38 of the Acts of 2020 by Town Meeting, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Brooks, No; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 3 -1.**

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 .

Fiauia Araujo of 188 Oxford Street North requested a continuance as a new architect is obtained.

Mr. Brooks made the motion to continue the public hearing until the October 11, 2022 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, 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. Kirrane made the motion to continue the public hearing until the October 11, 2022 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, 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.

Zachary Gless of Existing Grade Engineering requested a continuance while waiting on peer review comments.

Mr. Menard requested revised plans for the Board to review.

Mr. Kirrane made the motion to continue the public hearing until the October 11, 2022 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Decisions:

385 Southbridge Street

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

Commerce Drive

Mr. Menard provided the Commerce Drive decision for the Board to sign.

313 Washington Street

Mr. Menard provided the 313 Washington Street decision for the Board to sign.

Minutes:

09-13-2022

Mr. Nallan made the motion to approve the September 13, 2022 Planning Board meeting minutes, seconded by Mr. Brooks; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes; - **motion passed 4-0.**

Adjournment:

Mr. Kirrane made the motion to adjourn at 8:26pm, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Next meeting will be October 11, 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 - 404 Oxford Street North

- Site Plan - 404 Oxford Street North
- Stormwater Management Report - 404 Oxford Street North
- Site Plan Application - 17 Curtis Street
- Parking Plan - 17 Curtis Street
- Building Department Review - 17 Curtis Street
- Police Department Comments - 17 Curtis Street
- Article - Table of Uses
- Select Board Recommendation - Table of Uses
- Revised Site Plan - 282 Southbridge Street
- Peer Review - 282 Southbridge Street
- Auto Turn Analysis - 282 Southbridge Street
- Decision - 385 Southbridge Street
- Decision - Commerce Drive
- Decision - 313 Washington Street
- Planning Board Meeting Minutes - 09/13/2022