

Town of Auburn, Massachusetts
Minutes of the Meeting
Planning Board
Auburn Town Hall Board of Selectmen's Meeting Room
September 28, 2021- 7:00p.m.

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

Absent: Todd Kirrane

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.

Public Hearings:

Fazza Management Inc. requesting Site Plan Approval under Section 3.2.2.2 of the Auburn Zoning Bylaw for 12 town houses at 262 Central Street. Auburn MA 01501, Map 56 Parcel 82.

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

Norman Hill of Land Planning Inc. shared plans to build 4 3-unit owner-occupied townhouses on the 1.5 acre property, with public water and sewer, and an infiltration basin under the driveway.

Mr. Nallan asked about the electricity connection, visitor parking, construction noise barriers, and historical review of the plan.

Mr. Chambers requested an impact and pressure review from the Water Department and asked if the driveway could accommodate emergency vehicles.

Mr. Brooks asked about each units parking plan, water line piping material, and privacy screening. Mr. Brooks questioned if zoning bylaws would prohibit development not harmonious with the neighborhood or if historical preservation would restrict demolition of the current house on the property.

Mr. Regan requested corrections to the water and sewer lines, curb stop, landscaping, manhole hood, wheelchair ramp material, hydrant valve, bollard, and thrust block dimensions, with line pressure and pipe size details.

Mr. Hill informed the Board that the site would have overhead electricity, each unit will have 2 garage parking spaces and 2 driveway parking spaces, there are no mitigation plans for construction noise, and the plan will be revised to reflect the Board recommendations and the emergency driveway requested by the Fire Department.

Deirdre Donahue of 7 Prentice Avenue asked if the plan will be reviewed by the Zoning Board of Appeals and if the units will be subsidized, and also raised

concerns about water pressure, traffic, noise, runoff, garbage disposal, and property values.

Mr. Regan explained that the plan is currently out for peer review and will also be reviewed by the Zoning Board of Appeals. Mr. Menard added that the plan does not propose subsidized units and will be sent to the Historical Commission for review.

Kenneth Kerber of 240 Central Street raised concerns about the traffic and water pressure, due to overdevelopment of the property.

Randall Lawrence of 274 Central Street questioned how owner-occupied units could be maintained and the impact stormwater runoff would have on abutting properties.

John Masterman of 3 Thomas Avenue stated that the proposed development would eliminate his property privacy and decrease his property value.

Nancy Erickson of 8 Prentice Avenue raised concerns about on street parking, traffic, noise and preservation of the neighborhood homogeneity.

Mark Gmyrek of 260 Central Street informed the Board that the applicant has not maintained the home since its purchase, leaving trash overflowing receptacles, standing water in an abandoned pool, and construction vehicles driving on neighboring properties. Mr. Gmyrek suggested scaling down the plan and also pursuing historical preservation opportunities.

Anthony Iaccarino of 4 Prentice Avenue requested a traffic study.

Timothy Keaney of 10 Prentice Avenue questioned the surrounding streets capability to accommodate the increase in traffic and on street parking, and also raised concerns about the water pressure and neighborhood property values and quality of life.

Dorothy Iaccarino of 4 Prentice Avenue asked if Camp Gleason was involved with the development and also recommended the property seek historical preservation status.

David Erickson of 8 Prentice Avenue raised concerns about emergency vehicle site access, construction traffic and mess.

Janice Kerber of 240 Central Street informed the Board that the surrounding neighborhood already lacks proper sidewalks and the increase in traffic and residents, especially children, would significantly increase safety concerns.

Steven Fontaine of 2 and 4 Thomas Avenue asked for the development to be reduced to prevent overwhelming the neighborhood traffic, impact to wildlife and traffic, and neighbors' privacy.

Mr. Regan shared a letter from abutting property owner Mark Gmyrek stating that the property owner/applicant provided false information about buying the residence and surrounding homes in order to provoke vacancy. Mr. Regan also shared Mr. Menard's response requesting his attendance at the public hearing regarding the development.

Mr. Regan suggested investigating the properties historical significance, conducting a traffic study, and contacting the Water Department to address water pressure concerns. Mr. Regan also advised the applicant to be more respectful of the

abutters. Mr. Brooks agreed with Mr. Regan and suggested historical and zoning research to determine preservation opportunities.

Fire Chief Stephen Coleman informed the audience that the Camp Gleason renovations are to increase municipal meeting space and the Town has no plans to sell the property.

Mr. Chambers made a motion to continue the public hearing the October 12, 2021 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Amendment to Section 3.9.1.4 and adding a new Section 14 Animals, to the Auburn Zoning Bylaw.

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

Mr. Menard proposed amending the bylaw to include animal regulations, classifications and land requirements.

Mr. Nallan made the motion to recommend the Animal Zoning Bylaw Amendment, seconded by Mr. Chambers; roll call vote: Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Brooks, Yes; Mr. Regan, Yes - **motion passed 4-0.**

Amendments to Section 5.4 Dimensional Regulations Table of the Auburn Zoning Bylaw.

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

Mr. Menard proposed increasing height requirements in certain areas in order to improve economic development and shared Town Counsel's majority vote recommendation.

Mr. Coleman informed the Board that Auburn's Fire Department existing equipment can accommodate the proposed building height changes and further explained that the midrise building fire suppression systems are safer to contain than horizontal structures.

Mr. Regan asked if each floor of midsize buildings have alarms, hoses, and sprinklers.

Mr. Coleman explained that midrise building hose systems are intended for safety team fire suppression prior to the fire department's arrival.

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

Mr. Chambers made a motion to recommend the Dimensional Regulations Table Amendment, with a majority vote, seconded by Mr. Nallan; roll call vote: Mr. Brooks, No; Mr. Chambers, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 3-1 .**

Amendments to Section 3.2 Table of Uses and Section 3.3 Description of Uses of the Auburn Zoning Bylaw.

Mr. Chambers made a motion to open the public hearing, seconded by Mr. Nallan.

Mr. Menard proposed modernizing the Table of Uses and Description of Uses based on current business needs and interests, while removing those uses and descriptions that are no longer relevant.

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

Mr. Chambers made the motion to recommend the Table of Uses and Description of Uses Amendments, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4-0.**

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.

Patrick McCarty of McCarty Engineering shared site plan updates including erosion control barrier extensions, spelling corrections, cleaning frequency details, existing sidewalk details, Conservation Commission Order of Conditions and the Zoning Board of Appeals Special Permit. Mr. McCarty also informed the Board that the photometric plan and lighting plan are being updated.

Mr. Chambers recommended the fence be moved onto the applicant's property.

Mr. Regan suggested obtaining an easement if it remains on Town property.

Mr. Nallan asked about the handicap parking space location and Mr. Chambers suggested relocating the handicap parking space.

Mr. Chambers made a motion to continue the public hearing to the October 12, 2021 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -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 stated that the plan is in Conservation Commission and peer review and requested a continuance to the October 12, 2021 Planning Board meeting.

Mr. Chambers made a motion to continue the public hearing to the October 12, 2021 Planning Board meeting, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -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 Conservation Commission Order of Conditions, satisfaction of peer review comments, and an 8 foot fencing increase, with evergreen screening.

Mr. Regan shared an abutter's letter requesting the earth removal material mound at the entrance be relocated to the rear of the site as a berm. Mr. Regan also asked about the proposed evergreen height at planting time and suggested construction hours of 7:00am - 5:00pm Monday-Friday and 8:00am - 12:00pm Saturday.

Mr. Chambers asked about the Massachusetts Department of Transportation review progress.

Mr. Brown stated the evergreens will be planted 8-10 feet tall and showed the Board the planting locations. Mr. Brown added that the plan is still in Massachusetts Department of Transportation review.

Mr. Menard stated that any changes to the plan triggered by the Massachusetts Department of Transportation review would require site plan modification.

No public comment.

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

Mr. Kirrane made a motion to approve the Site Plan and waiver, with Massachusetts Department of Transportation approval, Town Meeting approval, and standard conditions, seconded by Mr. Chambers; roll call vote: Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Brooks, abstain; Mr. Regan, Yes - **motion passed 3 -0-1.**

Modifications:

Patrick Motors - 519 Washington Street

Mr. McCarty proposed eliminating 10 parking spaces to increase the service area to accommodate electric vehicle repair.

Mr. Chambers made the motion to accept the proposal as a minor modification, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Mr. Chambers made the motion to approve the minor modification, seconded by Mr. Nallan; roll call vote: Mr. Brooks, yes; Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Regan, 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.

Adjournment:

Mr. Chambers made the motion to adjourn at 9:34pm, seconded by Mr. Nallan; roll call vote: Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Chambers, Yes; Mr. Regan, Yes - **motion passed 4 -0.**

Next meeting will be October 12, 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 - 262 Central Street
- Site Plan - 262 Central Street
- Stormwater Report - 262 Central Street
- Board of Health Comments - 262 Central Street
- Auburn Water Department Comments - 262 Central Street
- Auburn Fire Department Comments - 262 Central Street
- Draft - Animal Zoning Bylaw
- Draft - Dimensional Regulations Height
- Fire Department Comments - Dimensional Regulations Height
- Draft - Description of Uses
- Draft - Table of Uses
- Graves Engineering Peer Review Comments - 5 Saint Marks Street
- Graves Engineering Peer Review Comments - 190 Washington Street, Lot 3