

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Planning Board Meeting Room
October 11, 2022- 7:00p.m.

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

Absent: None

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:

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.

Brian Waterman of WDA Design Group informed the Board that Graves Engineering is satisfied with site plan updates including seasonal groundwater, paving, catch basins, sewer manhole, and waterline details.

Mr. Nallan asked about the Conservation Commission hearing, Water and Sewer Department reports, and suggested correcting Town of Northborough requirements detail.

Mr. Brooks asked for pavement detail clarification.

Mr. Kirrane asked for Graves Engineering peer review comments.

Mr. Regan asked if the Sewer Department approved a 6-inch main, sewer brick maximum depth, and suggested a valve anchoring T on the water line.

Mr. Waterman shared Graves Engineering letter and explained that the pavement is 8-12 inches of gravel, with 1.5-inch binder and top courses, the Sewer Department is satisfied with the 6-inch main, the sewer brick maximum depth is 12 inches. The Fire Department requested two 2-inch water lines, fire lane and fire connection details. Conservation Commission conducted a site walk, are satisfied with the revised plans, and meet October 12, 2022. The Zoning Board of Appeals hearing is for October 20, 2022.

Mr. Menard informed the Board that Graves Engineering requested emergency contact information, the Water Department and Sewer Department require water and sewer permits during construction.

No public comment.

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

Mr. Kirrane made the motion to approve the Site Plan with Conservation Commission and Zoning Board of Appeals approval, seconded by Mr. Brooks; roll call vote: Mr. Kirrane, Yes; Mr. Brooks, Yes; Mr. Nallan, Yes; Mr. Regan, Yes - **motion passed 4-0-1; Ms. Smarra abstained.**

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. Nallan made the motion to continue the public hearing until the October 25, 2022 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Mr. Kirrane, Yes; Mr. Brooks, Yes; Mr. Nallan, Yes; Ms. Smarra, Yes; Mr. Regan, Yes - **motion passed 5-0.**

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. Brooks made the motion to continue the public hearing until the October 25, 2022 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

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 informed the Board that Graves Engineering is satisfied with the revisions and shared plans to add handicap parking details to the plan.

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

Ms. Smarra made the motion to approve the Site Plan, with a handicap sign installation condition, seconded by Mr. Kirrane; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Robert Lemansky for G. L. McKinstry Trust, for a Definitive Subdivision Plan for a two lot single family home development with site improvements on property located at Claire Drive and Linda Avenue Auburn MA 01501

Mr. Menard shared plans to request an update for the October 25, 2022 Planning Board meeting.

Mr. Brooks made the motion to continue the public hearing until the October 25, 2022 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Discussion:

Commerce Drive Lot 2 - Lot Release

Mr. Regan determined the bond satisfactory and recommended the Board release Lot 2.

No public comment.

Mr. Kirrane made the motion to approve the lot release, seconded by Mr. Brooks; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5 -0.**

Decisions:

17 Curtis Street

Mr. Regan provided the 17 Curtis Street decision for the Board to sign.

Minutes:

09-27-2022

Mr. Kirrane made the motion to approve the September 27, 2022 Planning Board meeting minutes, seconded by Mr. Nallan; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes; - **motion passed 5-0.**

Town Planner Update:

Due to the upcoming election, Mr. Menard suggested postponing the November 8, 2022 Planning Board meeting to November 15, 2022. The Board agreed.

Adjournment:

Ms. Smarra made the motion to adjourn at 7:31pm, seconded by Mr. Brooks; roll call vote: Ms. Smarra, Yes; Mr. Nallan, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; Mr. Regan, Yes - **motion passed 5-0.**

Next meeting will be October 25, 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 - 404 Oxford Street North
- Graves Engineering Response Letter - 404 Oxford Street North
- Revised Site Plan - 282 Southbridge Street
- Turning Analysis - 282 Southbridge Street
- Graves Engineering Response Letter - 282 Southbridge Street

- Lot Release Request - Commerce Drive - Lot 2
- Decision - 17 Curtis Street
- Planning Board Meeting Minutes - 09/27/2022