

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
January 10, 2023- 7:00p.m.

Members Present: Todd Kirrane, Ron Brooks, and Sieraa Smarra

Absent: John Regan and Dwarakesh Nallon

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:

Mass Ten Enterprises LLC requesting Special Permit under section 3.2.5.3 of the Auburn Zoning Bylaw for a drive thru restaurant at 824 Southbridge Street, Auburn, MA 01501 Map 66 Parcel 148.

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

Dr. Menard stated the applicant requested a continuance since there were not enough board members present to decide a Special Permit.

Ms. Smarra made the motion to continue the public hearing until the January 24, 2023 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - motion passed 3-0.

Tesla Inc. requesting a Special Permit seeking relief under section 6.3.2, Parking, of the Auburn Zoning Bylaw for 8 charging stations and associated equipment at 385 Southbridge Street, Auburn, MA 01501 Map 33 Parcel 87.

Mr. Brooks made a motion to open the public hearing, seconded by Ms. Smarra: roll call vote: Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - motion passed 3-0.

Matt Burke representing Tesla was present and discussed the additional charging stations. Eight new stations are proposed next to the existing Tesla stations along Brotherton Way. A resident, Nancy Mangola, expressed concerns with the brightness of the lighting. Mr. Kirrane noted that the ADA space did not look up to specifications. Mr. Burke indicated he will discuss with the Building Commissioner to ensure the space is of appropriate size.

Ms. Smarra made the motion to continue the public hearing until the January 24, 2023 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - motion passed 3-0.

Nordic Industrial Properties requesting Site Plan Approval under section 9.4 of the Auburn Zoning Bylaw for an addition to an existing structure and a new free

standing structure for commercial/industrial use at 12-14 Sword Street, Auburn, ma 01501 Map 11 parcels 13 & 144 .

Dr. Menard stated the applicant requested a continuance since the peer review has not been submitted.

Ms. Smarra made the motion to continue the public hearing until the January 24, 2023 Planning Board meeting, seconded by Mr. Brooks; roll call vote: Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 3 -0.**

Minutes:

12-13-2022

Mr. Brooks made the motion to approve the December 13, 2022 Planning Board meeting minutes, seconded by Ms. Smarra; roll call vote: Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes; - **motion passed 3-0.**

Town Planner Update:

Adjournment:

Ms. Smarra made the motion to adjourn at 7:16pm, seconded by Mr. Brooks; roll call vote: Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 3-0.**

Next meeting will be January 24, 2023 at 7:00 PM.

Respectfully Submitted,

Dr. Adam Menard, Town Planner

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 - 385 Southbridge St. Tesla
- Site Plan - 385 Southbridge St. Tesla
- CMRPC Delegate Memo
- Water Department Comments - 824 Southbridge Street
- Special Permit Application and Plans - 824 Southbridge Street
- Planning Board Agenda - 1/10/2023
- Planning Board Meeting Minutes - 12/13/2022