

Town of Auburn, Massachusetts
Minutes of the Planning Board Meeting
Auburn Town Hall -Board of Selectmen Meeting Room
January 24, 2023- 7:00p.m.

Members Present: John Regan, Todd Kirrane, Dwarakesh Nallon and Sierra Smarra

Absent: Ronald Brooks

Also Present: Dr. 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:

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.

Patrick Doherty presented to the Board the proposed layout for a Starbucks including the drive up queue and traffic flow. Mr. Kirrane requested information on a gate to be located by Maple Street. Mr. Kirrane asked about operating hours. Mr. Regan expressed concerns about the entrance, congestion and the queue blocking on site traffic flow. Mr. Doherty stated a Starbucks does not usually have a large volume, approximately one car a minute.

Mr. Kirrane made the motion to continue the public hearing until the February 14, 2023 Planning Board meeting, seconded by Ms. Smarra; roll call vote: Mr. Nallon Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4 -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. Burke explained the proposed changes to the site, adding 8 Tesla charging stations. Mr. Kirrane inquired about ADA spaces.

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

Ms. Smarra made a motion to approve the special permit, seconded by Mr. Kirrane: roll call vote: Ms. Smarra, Yes; Mr. Nallon, Yes; Mr. Kirrane, Mr. Regan Yes - **motion passed 4-0.**

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 February 14 , 2023 Planning Board meeting, seconded by Mr. Kirrane; roll call vote: Ms. Smarra, Yes; Mr. Dwarakesh, Yes; Mr. Kirrane, Yes Mr. Regan Yes:- **motion passed 4-0.**

Applicant 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 (Cont. from 10/25/2022)

Mr. Kirrane made the motion to continue the public hearing until the February 28, 2023 Planning Board meeting, seconded by Ms. Smarra; roll call vote: Mr. Nallon Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4-0.**

Commerce Drive bond reduction: No action taken

CMRPC delegates : Dwarakesh Nallon was nominated to be a delegate.

Mr. Kirrane made the motion to name Dwarakesh Nallon as a CMRPC delegate, seconded by Ms. Smarra; roll call vote: Mr. Nallon Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4-0.**

Todd Kirrane was nominated as a delegate.

Ms. Smarra made the motion to appoint Todd Kirane as a CMRPC delegate Mr. Nallon seconded: roll call vote: Mr. Nallon Ms. Smarra, Yes; Mr. Brooks, Yes; Mr. Kirrane, Yes - **motion passed 4-0.**

Minutes:

1-10-2023

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

Town Planner Update:

Adjournment:

Mr. Kirrane made the motion to adjourn at 7:39pm, seconded by Ms. Smarra; roll call vote: Ms. Smarra, Yes; Mr. Nallon, Yes; Mr. Kirrane; Yes, Mr. Regan, Yes - **motion passed 4-0.**

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

Respectfully Submitted,

Dr. Adam Menard, Town Planner

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Planning Board Packet Documents

- Planning Board Agenda - 1/24/2023
- Planning Board Meeting Minutes - 1/10/2023

- 12-14 Sword Street peer review by McCarthy Engineering