

TOWN OF AUBURN, MASSACHUSETTS
AUBURN PLANNING BOARD
Minutes of the Meeting
Auburn Town Hall Select Board Meeting Room | May 23, 2023 – 7:00 PM

Members Present: Chair John Regan, Member Ron Brooks, and Member Dwarakesh Nallan

Members Absent: Member Sierra Smarra

Also Present: Town Planner Dr. Adam Menard and Staff Assistant Danielle Chamberland Roberts

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 and televised. No other attendee was recording the meeting.

Mr. Regan began by thanking Mr. Todd Kirrane for his service on the Planning Board, expressing gratitude for his participation and regret that Mr. Kirrane must step down from Planning Board as a newly-elected Town of Auburn Selectmen. The Board wishes Mr. Kirrane well in his new role.

I. ANR: None

II. Public Hearings:

a. Applicant Maria Victoria Londono requesting Site Plan Approval under section 3.2.3.1 of the Auburn Zoning Bylaw for an in-home daycare at 8 Lesley Avenue, Auburn, MA 01501, Map 7 Parcel 82.

Mr. Regan called for a motion to open the hearing at 7:02 PM. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Ms. Londono presented with the assistance of a translator named Isabella. Mr. Regan noted that the daycare is licensed for ten children, and inquired about the opening and closing hours. Ms. Londono said that she is open from 6:00 AM to 6:00 PM. Mr. Regan said that with ten children there will be ten cars dropping them off, and there isn't room for that many cars on the street at once because it's a narrow road. He suggested that the drop-offs be staggered to prevent too much traffic or blocking of other driveways on the street.

Dr. Menard displayed a Google map of the property on the large screen at Mr. Regan's request. After examining it, Mr. Regan said that his only concerns are parking, drop-offs and pick-ups, because it's a fairly congested neighborhood with a lot of houses.

Mr. Nallan asked how many cars could fit in the driveway, and looking at the map Mr. Regan said he estimated six cars, end-to-end. Mr. Regan posed the question to Ms. Londono, and she said six cars.

Mr. Bob Urban spoke to say that he previously lived at 41 Federal Hill Road but recently moved to 12 Lesley Avenue because his father had passed away and his mother is 94 years old. He was wondering what time the children will be going outside and how many will be there at once. Ms. Londono said that she has seven children currently enrolled and they will be outside at different times. Mr. Urban asked how early they might be outside, asking if it could be as early as 7:00 AM. Ms. Londono replied to say that they would be outside at 11:00 AM.

Mr. Urban continued to say that there are dogs in the neighborhood, and he wanted Ms. Londono to know that they can be quite loud, as his own dog has "conversations" with the neighboring dogs each night. He isn't sure if the neighborhood dogs are approachable, and when people are outside "the dogs go crazy." He said that someone will have to talk with the owners or see how the dogs act when children are playing outside, because once one dog begins barking many dogs join in.

Mr. Regan asked if the property yard at 8 Lesley Avenue is fenced in, and Mr. Urban replied that it is. Mr. Urban continued to say to Ms. Londono that he noticed that she had a cage outside in her yard and asked if that was used to contain her own dog

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and to protect the children, and she replied that it was. He was satisfied with her answer, and said that his main concern was just the mornings, during pick-up and drop-off and playing outside. He acknowledged that children make noise when they play, but as long as it isn't before 9:00 AM he has no other objections.

Mr. Regan confirmed with Ms. Londono that she currently had seven children signed up but was licensed for ten children, and she replied in the affirmative.

There was no further public comment.

Mr. Nallan asked for clarification, referencing the daycare's operating hours and asking what was the 11:00 AM time that Ms. Londono mentioned in response to Mr. Urban's question. Ms. Londono replied that the daycare is licensed from 6:00 AM to 6:00 PM but she will be open from 6:00 AM to 4:30 PM. Mr. Urban told Mr. Nallan that the 11:00 AM time that was mentioned was when Ms. Londono will be taking the children outside, and Ms. Londono confirmed this.

Mr. Nallan asked if the State of Massachusetts grants the license, do they also have requirements for the maintenance of the daycare inside the house? Mr. Regan replied in the affirmative. Mr. Nallan continued to ask if any food was being prepared on site, and Ms. Londono replied in the affirmative. Mr. Nallan said as a result Ms. Londono needs a food permit from the Board of Health, and Ms. Londono said that she had received one. Mr. Regan clarified, saying that Mr. Nallan wasn't referring to a permit from the State of Massachusetts, but a food permit from the Town of Auburn Board of Health. Ms. Londono said that she does have a permit from the Town at her house, but it is not currently in her possession to show the Board. Mr. Regan said that the Planning Board can confer with the Board of Health to confirm this.

Mr. Brooks asked for confirmation that parents who are dropping off or picking up their children simply do so and leave, rather than stay, and Ms. Londono replied in the affirmative. He continued to ask if drop-offs and pick-ups are staggered or clustered, and Ms. Londono said that they are staggered.

Mr. Nallan echoed Mr. Brooks's point about staggering drop-offs and pick-ups, saying that it helps the neighborhood. He also said the Planning Board will confirm that Ms. Londono has been issued a food permit from the Board of Health.

Mr. Regan called for a motion to approve with the conditions that there are no children outside before 9:00 AM, drop-offs and pick-ups are staggered, and that Ms. Londono has been issued a food permit from the Auburn Board of Health at 7:14 PM. Mr. Nallan made the motion; it was seconded by Mr. Brooks.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Dr. Menard reminded Mr. Regan that a vote was needed to close the public hearing. Mr. Brooks made the motion to close the public hearing at 7:15 PM; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

b. Applicant Gabrielian Family LLC requesting a Special Permit under section 3.2.2.4 for a two-bedroom apartment in an existing mixed-use structure at 744 Southbridge Street, Auburn, MA 01501, Map 60 Parcel 50.

Mr. Kevin Gabrielian was present to represent the Special Permit application. Mr. Regan informed Mr. Gabrielian that no vote could be taken tonight, as a Special Permit requires four votes and there are only three members present for this meeting. Mr. Regan asked Mr. Gabrielian if the site in question was previously owned by Biscotti Café and if the intent was to demolish and reconfigure only the interior, with no work done on the exterior. Both questions were replied to in the affirmative. Mr. Gabrielian said that the intention was simply to reverse the use of the building back to residential use from mixed use.

Mr. Regan said that he has no questions, but commented that both the demo and reconfiguration plans were very well done. Mr. Regan asked Dr. Menard if he could open a hearing without the ability to vote on Special Permits tonight, and Dr. Menard

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replied in the affirmative. As a result, Mr. Regan called for a motion to open the hearing at 7:17 PM. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Dr. Menard restated to Mr. Gabrielian that Special Permits need four “yes” votes from the Board but there are only three members present, so although he could give his presentation the Board can’t vote to approve until four members are present at the next meeting in two weeks.

Mr. Nallan asked if the zoning is currently approved for mixed-use if it now has to be changed to residential use. Dr. Menard replied in the negative. Mr. Nallan continued to reference the comment from the Building Commissioner saying that the exterior plan should be submitted verifying adequate parking. Mr. Gabrielian explained that because the building was previously commercial use there is plenty of parking available.

Mr. Brooks asked a clarifying question about the previous use of the site; Mr. Gabrielian answered that it was a larger apartment but before he was there it was an office.

As not enough members were present to vote on the Special Permit, at 7:19 PM Mr. Regan called for motion to continue the public hearing to the June 13, 2023 Planning Board meeting. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Mr. Gabrielian asked some clarifying questions about his presence at the next meeting and the next steps after the Planning Board votes on his permit, which Mr. Regan and Dr. Menard answered.

c. Applicant Acorn Acres Manufactured Housing Community requesting a Special Permit under section 3.2.6.12 of the Auburn Zoning Bylaw for an auto repair garage at 113 Washington Street, Auburn, MA 01501, Map 27 Parcel 6.

Mr. Regan called for a motion to open the hearing at 7:21 PM. Mr. Nallan made the motion; it was seconded by Mr. Brooks.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Mr. Justin Stelmok, owner of Acorn Acres Manufactured Housing Community, and Mr. Jared Liles, representing Lundgren Collision Center, presented. Mr. Stelmok said that he is looking to accomplish several things: first, change the use of a commercial metal building on his property which would allow Lundgren Collision to lease it and do Advanced Drivers Assistance Systems (ADAS) calibration in that space. Right now, the building is used as a commercial warehouse and was previously leased to commercial construction and paving companies, so there was a lot of heavy equipment and traffic there. Lundgren will only be using the space for between five and 15 vehicles per day, and only one at a time. There will be no mechanical or repair work done in the building, only vehicle sensor calibration and diagnostics.

Secondly, Mr. Stelmok is seeking to remove two sections of PVC fence that separates Acorn Acres from Lundgren, install a similar style gate, and create a gravel or crushed stone driveway from Lundgren’s parking lot to Acorn Acres’ roadway for access. Mr. Stelmok noted that as the community owner he feels this will result in a much lower impact to his residents than previous use of the building.

Mr. Nallan asked Mr. Liles to repeat the number of vehicles he would be servicing each day. Mr. Nallan then asked if there is a detailed site plan with the existing use of the site and then what is being proposed, and Mr. Stelmok replied that nothing is

changing with the building itself. The only change would be removal of the two sections of fence, which was indicated on the plan. Mr. Nallan then asked for confirmation that there is no Auto Repair License required from the Board of Selectmen, the answer to which is uncertain as there are no physical or mechanical repairs happening within the building. Mr. Stelmok replied that he would look to the Town for guidance because there is no precedent for Auto Repair Licenses being granted for computer diagnostic-only work. Dr. Menard said that in his personal opinion Lundgren should apply for an Auto Repair License, even though it is not the Planning Board’s decision to vote on it. Mr. Liles said that he would apply for the License.

Mr. Nallan noted the Board of Health comments on the application state that the current license is for a manufactured housing community, which is essentially residential, not commercial. He wonders if there will be a change needed. Mr. Stelmok noted that Acorn Acres is zoned as Highway Business, so while the Board of Health does issue a manufactured housing community license annually, the building in question has always been used commercially. Mr. Nallan restated his question and asked if the Board of Health license will no longer be issued, and Mr. Stelmok replied that nothing will change. Acorn Acres will continue to hold the manufactured housing community license and the metal building would be leased to Lundgren Collision for their use.

Mr. Nallan then stated that if there is no auto repair happening besides calibration, he assumes that there is no need for an oil and water separator. Mr. Stelmok replied that the building was rebuilt in 2016 by a previous owner who installed an “alternative method” which functions to separate oil and water through a pit in the ground which gets pumped into a tank. Mr. Nallan concluded his comments to reference the expected vehicle traffic of up to 15 cars per day and asked if there are any expected changes to that number. Mr. Liles replied to say that because of the nature of how long ADAS takes to complete it’s only possible to do so many calibrations in one day, so he does not anticipate any increase.

Mr. Regan asked Dr. Menard why the Board of Health recommended that the Planning Board disapprove the Special Permit. Dr. Menard replied to say that Lundgren Collision Center has had complaints from neighbors about paint fumes, but the complaints were directed at Lundgren, not the applicant Acorn Acres. Mr. Stelmok said that with his application he provided a copy of the letter he sent to all of the Acorn Acres residents informing them of the intended collaboration with Lundgren. He did not hear any questions or concerns from residents in response to the letter. Mr. Regan summarized the intended plan and reviewed the space on a displayed Google map of the property with Mr. Stelmok. Mr. Regan asked where the trailers were in relation to the intended gate install, and Mr. Stelmok showed him on the map. Mr. Regan then asked why Acorn Acres couldn’t simply move the fence further down towards the building and Mr. Stelmok said that there is a 10-foot retaining wall in the way.

There was no public comment.

As not enough members were present to vote on the Special Permit, at 7:30 PM Mr. Regan called for motion to continue the public hearing to the June 13, 2023 Planning Board meeting. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

There was some audio difficulty with the livestream but it was resolved.

d. Applicant Kimley-Horn and Associates requesting Site Plan Approval under section 3.2.6.1 of the Auburn Zoning Bylaw for a self-storage facility at 319 Washington Street, Auburn, MA 01501, Map 42 Parcel 31. (Cont. from 5/25/23)

Ms. Caycee Hart of Kimley-Horn was present remotely. She presented a status update on how Kimley-Horn is addressing the comments from various Town Departments and the peer reviewers in the past month. The changes are listed below:

- The entrance from Washington Street was changed into a right-turn only ingress and egress.
- Kimley-Horn submitted their traffic study for review.
- The water line design was changed to add a backflow preventer on the domestic line and a fire line going to each building.
- Two fire hydrants were added per the Fire and Water Departments requests.
- For the sanitary connection, Kimley-Horn is proposing a gravity outfall from the building which will flow to an installed pump station. That will be pumped up to an existing stub to the property located within the utility easement and that cap will be converted into a manhole.

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- At the last meeting there was a request for a lighting plan, which Kimley-Horn provided and Ms. Hart explained the features of. She noted that no light would be projected across property lines, and that there was still a lot of green space and unlit area surrounding the property.
- In response to some peer review comments, Kimley-Horn is getting Geotechnical testing done on the site and then they will submit their finalized Stormwater report.

Mr. Nallan asked if the Stormwater Management report would be finalized by the next Planning Board meeting, and Ms. Hart replied that it will depend on the results of the infiltration testing, which they are trying to expedite. Mr. Nallan said in reviewing the comments from the Town showing the utility right-of-way between the two lots (the lot in question and the abutting lot owned by Santander) he wondered if Kimley-Horn has had conversations with the utility company. Ms. Hart replied to say that the National Grid easement was established to provide utility access to both parcels. The deed language stating that Kimley-Horn has the right to utilize the easement was submitted for review. Ms. Hart highlighted the easement on her screen and showed where it bisects the property. She said that Kimley-Horn is submitting to National Grid to get their approval for a driveway crossing as well. Mr. Nallan said that given the high-voltage nature of the equipment Kimley-Horn will likely need clearance restrictions as well, and Ms. Hart replied in the affirmative.

Mr. Brooks said that he didn't have any questions but noted that he couldn't hear most of the presentation well.

Mr. Regan asked why Kimley-Horn is building barrel-block manholes and catch basins instead of using pre-cast. He said he was personally curious because barrel-blocks are difficult to get as it's an old state standard. Ms. Hart replied that Kimley-Horn will look into revising it. Mr. Regan also said that when looking at the drainage plan he had a hard time determining the direction of flow going from one sheet to the next and gave an example. Ms. Hart explained that in the drainage design it accounts for a fair amount of offsite water coming onto the property. There are a series of bypass pipes, and she highlighted on the map several areas on the Lot and how the flow is directed at those places. She also highlighted underground detention basins on the property that are installed to collect offsite flow. There is an infiltration basin which collects flow from inlets placed throughout the development in the parking fields. Before it is pumped into the basin the flow is filtered through a proprietary stormwater device.

Mr. Regan noted his concern that at the corner of the property there is an outfall that spills out into a swale, the flow from which will end up on Old Common Road. Ms. Hart replied that Kimley-Horn could further define the swale to ensure that doesn't happen but it would require impacting the 100-foot buffer around the wetlands, which they were trying to avoid. She highlighted the locations of the wetland and the buffer on the map. Mr. Regan said that it looks like the wetland buffer goes up to the outfall, and he asked if Kimley-Horn has to replace any part of the wetland that they are taking away by building the outfall. She replied to say that they are still staying outside of the buffer and well away from the wetlands themselves, so there is no impact.

Mr. Regan suggested that Kimley-Horn include direction of flow arrows on the pipelines. He also asked about the details of the grinder pump for the force main. Ms. Hart said that she doesn't know the horsepower for the pump but she will obtain it before the next meeting. Mr. Regan also asked about the area where the force main exists into the existing manhole, and Ms. Hart clarified that it is currently just a stubbed cap that will be converted into a manhole. Mr. Regan said that from the plan it appears that the force main shoots into the manhole because he doesn't know what the pitch is. Ms. Hart said that she will revise that. Mr. Regan asked how many pumps were in the manhole, and when Ms. Hart replied that it was one Mr. Regan suggested adding a second pump. He said that if there's only one pump and it fails the flow will eventually back up and flow into the wetlands. Ms. Hart said that she will look at it with the wastewater engineer but the sanitary use in the building will be relatively low.

Mr. Brooks asked where the off-site water that Ms. Hart previously mentioned was coming from, and she replied that it was from the parcel located to the east. There is also some from the Santander lot.

Ms. Doreen Goodrich of 5 Lower Windbrook Drive said that she has previously spoken about traffic concerns on Route 20. She thinks this is a very good use for this piece of property because it will have minimal impact for such a large lot. She gave Kimley-Horn credit for how they addressed the concerns voiced by Mr. Betrand of The Farmer's Daughter, an abutting property on the east. Ms. Goodrich said that she will always be present to voice her concerns about Route 20.

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Mr. Regan asked if MassDOT has given Kimley-Horn permission to create a curb cut off of Washington Street for an entrance, and Ms. Hart said that they need to wait for site plan approval before they can get permission but noted that their traffic engineers have had initial discussions. Mr. Regan asked what was the intended plan if MassDOT does not grant permission and Ms. Hart replied that Kimley-Horn would have to find another point of access but based upon their traffic study there are no concerns. Mr. Regan suggested that the driveway should be right turn only coming in and out. Ms. Hart noted that this feedback was given at the previous meeting and it has already been implemented. Mr. Regan acknowledged this and expressed his appreciation.

Mr. Nallan suggested that as Kimley-Horn work on the traffic study comments they communicate with National Grid and keep the transmission right-of-way access in mind. Ms. Hart replied that it was a valued comment, and said that National Grid knows of their proposal to make a curb cut to ensure their trucks have access.

Mr. Regan called for a motion at 7:59 PM to continue the hearing to the next meeting on June 13, 2023. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

e. Applicant Eastland Partners Inc. requesting Site Plan Approval under section 3.2.6.0 of the Auburn Zoning Bylaw for a warehouse/distribution facility at 190 Washington Street, Lot 1, Auburn, MA 01501, Map 34 Parcel 4. (Cont. from 4/25/23)

Mr. Regan announced that the Board received an email from Mr. Steve O’Connell with a list of items that the owner deemed acceptable in response to comments from the Board. Mr. Regan read them aloud:

- A geotechnical consultant shall be retained to design and/or certify the 1:1 slope on the western side of the property;
- No occupancy permits shall be issued until Route 20 improvements are substantially complete;
- The 4-foot black vinyl-coated chain-link fence shall be installed around infiltration basins 2 and 3 as illustrated in the approved Auburn Commerce Park Definitive Subdivision Plan;
- A waiver for a foundation landscaping per 11.5.2 is granted.

Mr. Brooks asked to see the location of basins 2 and 3 on the site plan, which Dr. Menard showed him.

Ms. Doreen Goodrich of 5 Lower Windbrook Drive requested clarification on the term “substantially” as it was used in the phrase “No occupancy permits shall be issued until Route 20 improvements are substantially complete.” She also noted her appreciation that Eastland Partners has agreed to this concession.

Mr. Regan gave examples of some of the steps that would have to be completed in order for the improvements to be considered “substantially” complete, including the base and binder being down. To him, something being “substantially complete” would mean that its owner has beneficial use. Ms. Goodrich reiterated her desire to ensure the safety of the residents of Auburn with her comments.

Mr. Nallan asked if once Eastland Partners provides the geotechnical slope design the Board will send it to peer review to obtain comments. Mr. Regan said that the geotechnical consultant will stamp the design with a P.E. stamp, so he doesn’t think further peer review is necessary.

No online participant comments.

Mr. Regan called for a motion at 8:06 PM to close the public hearing. Mr. Nallan made the motion; it was seconded by Mr. Brooks.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Mr. Regan called for a motion at 8:06 PM to approve the application with the conditions that the owners agreed to. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

- f. **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 5/25/2023)*

No one was present to represent the applicant. Mr. Regan stated that the applicant has requested to continue the public hearing to the June 27, 2023 meeting. He called for a motion to do so at 8:07 PM. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

III. Other Business:

- a. **Discussion: Rochdale Street Solar – Extension request by SWEB Energy**

Mr. Regan asked Dr. Menard for more details on this request, asking for confirmation that the Board has already approved two extension requests. Dr. Menard clarified that there have been two different projects: the Board approved an extension 1-2 months ago for Henshaw Street and this request is for Rochdale Street.

Dr. Menard believes that the Board approved a 1-year extension last time and that would be his current recommendation as well. Mr. Nallan wondered if the Board can approve a 1-year extension but ensure that the members are provided with regular updates. Mr. Regan asked if the Board does approve the extension request if there is a mechanism by which everyone is notified when construction is about to start. Dr. Menard said that SWEB Energy would have to apply for building permits. Mr. Brooks asked if neighbors would be notified, and Dr. Menard said that we can ask. Mr. Brooks asked since the initial approval how long it has been, and Dr. Menard said he believes it was from 2019. There was originally a two-year approval.

Mr. Regan called for a motion to extend the Rochdale Street solar for one year from the date of its expiration at 8:10 PM with Mr. Nallan’s condition that SWEB Energy provide quarterly updates on the progression or non-progression of the project. Mr. Nallan made the motion; it was seconded by Mr. Brooks.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

- b. **Modification:** None
- c. **Decisions:** None
- d. **New Business Unforeseen by the Chair:** None
- e. **Member/Town Planner Update:**

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Dr. Menard and the Town Manager Edward J. Kazanovicz interviewed a replacement for Mr. Todd Kirrane and the applicant will be sworn in on Friday, May 26, 2023. The Board still needs an Associate Member for a 3-year term. Mr. Nallan commented to laud Dr. Menard’s very effective recruitment.

f. Minutes: 4/11/2023, 4/18/2023, 5/09/2023

Mr. Regan called for a motion to approve the April 11, 2023 Meeting Minutes as submitted at 8:12 PM. Mr. Nallan made the motion; it was seconded by Mr. Brooks.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Mr. Regan called for a motion to approve the April 18, 2023 Meeting Minutes as submitted at 8:12 PM. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Mr. Regan called for a motion to approve the May 9, 2023 Meeting Minutes as submitted at 8:12 PM. Mr. Nallan made the motion; it was seconded by Mr. Brooks.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

g. Adjournment/Next Meeting: 06/13/2023

Mr. Nallan noted that he will be travelling for the month of June so he will join the next Planning Board meetings remotely. Dr. Menard also noted that he will be out of the country from June 9, 2023 to June 21, 2023 so someone will be filling in for him at the June 13, 2023 meeting.

Mr. Regan called for a motion to adjourn the meeting at 8:13 PM. Mr. Brooks made the motion; it was seconded by Mr. Nallan.

Roll call vote:

Ms. Smarra	Mr. Nallan	Mr. Brooks	Mr. Regan
Absent	Aye	Aye	Aye

Motion passed 3-0.

Next meeting will be June 13, 2023 at 7:00 PM.

Respectfully Submitted,

Danielle Chamberland Roberts, Staff Assistant to the Town Manager

To access video playback of the Planning Board meetings, please visit www.auburnguide.com and click the YouTube icon on the homepage to go directly to ACTVAuburn’s page.

Planning Board Packet Documents:

- Acorn Acres Manufactured Housing Community, LLC at 117 Washington Street and Lundgren Collision & Restoration at 113 Washington Street
 - Auburn Board of Health Comments
 - Building Commissioner/ZEO Comments
 - Site Plan
 - Special Permit Application
- Gabrielian Family LLC at 744B Southbridge Street
 - Auburn Board of Health Comments
 - Building Commissioner/ZEO Comments
 - Demolition Plan
 - Special Permit Application
- Maria Victoria Londono at 8 Lesley Avenue
 - Auburn Board of Health Comments
 - Site Plan Approval Application
- Triton Storage at 319 Washington Street
 - Civil Plan Permit Set
 - Peer Review Comment Response Letter
 - Sanitary Sewer Calculations
 - Town of Auburn Comment Response Letter
 - Utility and Slope Easement Deed
- Planning Board Agenda
 - May 23, 2023
- Planning Board Meeting Minutes
 - April 11, 2023
 - April 18, 2023
 - May 9, 2023