

TOWN OF AUBURN, MASSACHUSETTS  
AUBURN PLANNING BOARD  
Minutes of the Meeting  
Auburn Town Hall Select Board Meeting Room | August 8, 2023 – 7:00 PM

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**Members Present:** Chair John Regan, Member Sierra Smarra, Member Jason Asirifi and Alternate Member Glenn Feldman

**Members Absent:** Vice-Chair Dwarakesh Nallan, Member Ron Brooks

**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.

**I. ANR:**

**a. 457/460/461/463 Leicester Street**

There was no one present to represent the application. Mr. Regan asked if anyone in the audience had any questions, and no one did. He then asked if anyone on the Board had any questions, and similarly, no one did. Mr. Regan unfurled the plans and showed them to the Board members.

Mr. Regan called for a motion at 7:05 PM to approve the plan as presented. Mr. Asirifi made the motion; it was seconded by Mr. Feldman.

Roll call vote:

Mr. Feldman	Mr. Asirifi	Ms. Smarra	Mr. Brooks	Mr. Regan	Mr. Nallan
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Aye</b>	<b>Absent</b>

**Motion passed 4-0.**

The Board members present signed the plans. Ms. Chamberland Roberts stated that she had received a text message from Mr. Nallan saying that he is online to participate remotely but that he can't hear anything. The Board then heard Mr. Nallan's voice audibly saying as much, but the issue could not be resolved.

**II. Public Hearings:**

**a. Applicant Heidi Richardson, Harte's Home Furniture, requesting Site Plan Approval under section 3.2.5.0 of the Auburn Zoning Bylaw for a furniture store at 771 Washington Street, Auburn MA 01501, Map 61 Parcel 9**

Ms. Heidi Richardson of 25 Heather Hill in Whitinsville, Massachusetts was present to represent the application. She said that she would like to revert the closed Cabot House furniture store on Route 20 to an operational furniture store. Ms. Richardson had worked at Rotman's for the last 20 years. When it closed last year, she and several of her coworkers sought employment at another store where they could continue to serve the Central Massachusetts community as an independent furniture retailer. Ms. Richardson highlighted the building's suitability with respect to size, location, accessibility, and age. She is hoping that this furniture store can open fairly quickly.

Mr. Regan asked if anyone had any questions, and there were none. He stated that he reviewed all of the plans and didn't see any problems. Realizing that he had not yet opened the public hearing, at 7:10 PM Mr. Regan called for a motion to open the meeting. Ms. Smarra made the motion; it was seconded by Mr. Asirifi.

Roll call vote:

Mr. Feldman	Mr. Asirifi	Ms. Smarra	Mr. Brooks	Mr. Regan	Mr. Nallan
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Aye</b>	<b>Absent</b>

**Motion passed 4-0.**

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Mr. Regan then called for a motion at 7:10 PM to close the public hearing. Mr. Asirifi made the motion; it was seconded by Ms. Smarra.

Roll call vote:

Mr. Feldman	Mr. Asirifi	Ms. Smarra	Mr. Brooks	Mr. Regan	Mr. Nallan
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Aye</b>	<b>Absent</b>

**Motion passed 4-0.**

Finally, at 7:11 PM Mr. Regan called for a motion to approve the new furniture store on Washington Street as presented. Mr. Asirifi made the motion; it was seconded by Mr. Feldman.

Roll call vote:

Mr. Feldman	Mr. Asirifi	Ms. Smarra	Mr. Brooks	Mr. Regan	Mr. Nallan
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Aye</b>	<b>Absent</b>

**Motion passed 4-0.**

**b. 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 7/11/23)**

Ms. Caroline Armstrong of Kimley-Horn and Associates of 404 Wyman Street in Waltham, Massachusetts was present to represent the application. Mr. Regan said that he looked through the Site Plan Review response letter from Graves Engineering and there is still a lot left to address before the Board can put the application to a vote. Mr. Regan quickly counted and said that there are twenty items to be addressed, but he is sure that Ms. Armstrong has seen the letter. She replied that she had not, and Dr. Menard said that the letter was likely sent to Ms. Casey Hart, the previous representative for Kimley-Horn. Ms. Armstrong agreed, and asked that the letter be sent to her.

Dr. Menard stated that he had also received the stormwater report the other day and that Graves is currently reviewing it. He thinks that many of the comments will likely be addressed once Graves finishes reviewing it. Mr. Regan mentioned that one of the problems remaining was the stormwater draining onto a side street. He read one of the comments from the Graves letter, emphasizing that it was only one of twenty such issues still needing to be addressed. He said that he didn't wish to waste Ms. Armstrong's time, and the entire list of comments could be discussed if she wished, but he doesn't see much purpose to it at this time. Ms. Armstrong agreed, and Mr. Regan asked if anyone else had any questions or remarks. Being none, at 7:14 PM Mr. Regan asked for a motion to continue the hearing to the September 12, 2023 Planning Board meeting. Ms. Smarra made the motion; it was seconded by Mr. Asirifi.

Roll call vote:

Mr. Feldman	Mr. Asirifi	Ms. Smarra	Mr. Brooks	Mr. Regan	Mr. Nallan
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Aye</b>	<b>Absent</b>

**Motion passed 4-0.**

Mr. Regan gave Ms. Armstrong a hard copy of the Graves peer review that he referenced, and Dr. Menard said that he would email her the stormwater report as well.

**c. 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 7/11/2023)**

No one was present in person or remotely to represent the application. Dr. Menard said that if the applicant has requested a continuance to the September 12, 2023 meeting. He just received a Graves Engineering review yesterday so there hasn't been enough time to review it. Mr. Regan called for a motion at 7:15 PM to continue the hearing to the September 12, 2023 Planning Board meeting. Mr. Asirifi made the motion; it was seconded by Mr. Feldman.

Roll call vote:

Mr. Feldman	Mr. Asirifi	Ms. Smarra	Mr. Brooks	Mr. Regan	Mr. Nallan
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Aye</b>	<b>Absent</b>

**Motion passed 4-0.**

**III. Other Business:**

- a. **Discussion:** None
- b. **Modification:** None
- c. **Decisions:** None
- d. **Minutes: 07/11/2023**

Mr. Regan called for a motion at 7:16 PM to approve the July 11, 2023 Meeting Minutes as submitted. Mr. Asirifi made the motion, it was seconded by Ms. Smarra.

Roll call vote:

Mr. Feldman	Mr. Asirifi	Ms. Smarra	Mr. Brooks	Mr. Regan	Mr. Nallan
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Aye</b>	<b>Absent</b>

**Motion passed 4-0.**

- e. **New Business Unforeseen by the Chair:** None
- f. **Member/Town Planner Update:** Dr. Menard announced that there is a Natural Hazard Mitigation Plan workshop on August 28, 2023 in the Select Board room at 6:00 PM. Hazard Mitigation plans are federally required. The Town has a consultant working to meet the Federal requirements for preparing for natural disasters like flooding and snowstorms. Dr. Menard welcomed everyone to attend the meeting and said that there is also a survey on the Town website.
- g. **Adjournment/Next Meeting: 09/12/2023**

Mr. Regan called for a motion to adjourn the meeting at 7:17 PM. Mr. Feldman made the motion; it was seconded by Ms. Smarra.

Roll call vote:

Mr. Feldman	Mr. Asirifi	Ms. Smarra	Mr. Brooks	Mr. Regan	Mr. Nallan
<b>Aye</b>	<b>Aye</b>	<b>Aye</b>	<b>Absent</b>	<b>Aye</b>	<b>Absent</b>

**Motion passed 4-0.**

Next meeting will be September 12, 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](http://www.auburnguide.com) and click the YouTube icon on the homepage to go directly to ACTVAuburn’s page.

**Planning Board Packet Documents:**

- [319 Washington Street](#)
  - [Site Plan Review response letter from Graves Engineering, Inc.](#)
- [457/460/461/463 Leicester Street](#)
  - [ANR Application](#)
  - [ANR Plan](#)
- [771 Washington Street](#)
  - [AFRD SPA Comments](#)
  - [Site Plan](#)
  - [SPA Application and Project Narrative](#)
- [Planning Board Agenda](#)
  - [August 8, 2023](#)
- [Planning Board Meeting Minutes](#)
  - [July 11, 2023](#)