

**CITY OF AUBURN PLANNING BOARD
TUESDAY, JANUARY 2, 2018 6:30 PM
MEMORIAL CITY HALL**

Present: Crystal Cosentino, Andy Tehan, Elizabeth Koenig, Christina Tomasso, Theresa Walsh

Excused: Sam Giangreco

Staff: Nate Garland, Corporation Counsel; Stephen Selvek, Office of Planning and Economic Development

Agenda Items: Site Plan Review for the construction of a parking lot at 6 Park Avenue.

Items Approved: Site Plan Review for the construction of a parking lot at 6 Park Avenue.

Applications Denied: None

Applications Tabled: None

Crystal Cosentino is Acting Chair for the meeting.

Chair calls the meeting to order. The Pledge of Allegiance is recited. Roll is called.

Agenda Item 1: Approval of December 5, 2017 Meeting Minutes.

Chair asks for any corrections on the December 5, 2017 meeting minutes. There being none, Chair asks for a motion to approve the December meeting minutes. Motion made by Tina Tomasso, second by Andy Tehan. All in favor. No members opposed. Motion carried.

Agenda Item 2: Construction of a new employee parking lot and site improvements at 6 Park Ave (and portion of 17 Lansing). Applicant: Auburn Community Hospital.

Chair invites applicant to update the Board on the project.

Sarah Casey, Napierala Consulting - 41 Space parking lot with gated access for Auburn Community Hospital employee parking. The lot will have a walkway connecting the parking lot to the hospital. A landscape plan, lighting plan and storm water improvement plan has been submitted. The site will be graded towards Park Avenue and stormwater will be held in two detention basins until it reached a certain level and it will then shed into the roadway as it does now.

Chair opens the public to be heard portion of the meeting. There being none, the Chair closes public to be heard.

Chair asks for Board questions.

Crystal Cosentino questions about snow storage.

Sarah Casey- There is space around the perimeter of the parking lot that can be used for snow storage.

Stephen Selvek- The proposed parking lot is located on both 6 park Ave and 17 Lansing Street. The amount of spaces provided on the plan are adequate according to code and provides relief to the parking situation in the area. Steve discusses the storm water management plan and photometric with the Board.

Storm water has been mitigated and the photometric plan shows that there is no spillage. Part 2 of the Environmental Assessment Form (EAF) is reviewed. All answers indicate small or no impact. Part 3 of the EAF form is also reviewed with the Board: The proposed project is the construction of a new employee parking lot to serve Auburn Community Hospital. The proposed site was previously developed with a residential home. It is located between two health related uses and backs up to the hospital. Directly across the street are residential homes. Because this is a controlled access parking lot to support existing services at the hospital, the introduction of new traffic to the area is not a significant concern. There is however an increase in impervious surfacing and lighting that are potential impacts. The plan includes provisions for storm water management that will decrease the amount of potential runoff. This mitigates the potential impact associated with storm water runoff. The plans also includes a lighting plan indicating that the parking lot lights will be mounted at 14 feet above grade and the illumination will not spill off the site. Significant impacts to the environment are not anticipated. Any impacts, should they exist, are small.

Motion to approve the Negative Declaration Resolution for 6 Park Avenue made by Theresa Walsh, second by Tina Tomasso. All in Favor. None Opposed. Motion Carried.

Motion to approve the Site Plan Resolution for 6 Park Avenue made by Tina Tomasso, second by Theresa Walsh. All in Favor. None Opposed. Motion Carried.

Other Items

Stephen Selvek updates the Board on the zoning code adoption, which will be taking place in February 2018.

Stephen Introduces and welcomes new Board member, Elizabeth Koenig and thanks Anne McCarthy for serving on the Planning Board.

The date of the next Planning Board meeting is Tuesday, February 6, 2018 at 6:30pm.

Motion to adjourn made by Andy Tehan and seconded by Tina Tomasso. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Renee Jensen