

Town of Auburn, Massachusetts

Minutes of the Meeting

Zoning Board of Appeals

Virtual Meeting

Thursday May 20th, 2021 – 6:00pm

Members Participating Remotely: Robert Tatro - Chairman, Michael Marin - Vice Chair, J. Laurence Ciccolo, Meaghan Roche, Katelyn Bushe, Richard Kusy

Absent: Peter Jones

Town of Auburn Staff Present: Caleb Moody - Building Commissioner.

Robert Tatro, Chairman, called the meeting to order at 6:00pm. The Town cable staff was present and the meeting was recorded. The meeting could be watched on the town's website live streaming.

Robert Tatro, Chairman, stated that this Open Meeting of the Town of Auburn Zoning Board of Appeals is being conducted remotely, consistent with Governor Baker's Executive Order of March 12, 2020, which suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely as long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting.

For the public to join the meeting remotely by telephone, call 1-646-749-3112 and enter Access Code 944-571-349. Or, the public can join via computer at <https://global.gotomeeting.com/join/944571349>

All supporting materials that have been provided to members of this body are available on the Town's website. The public is encouraged to follow along using the posted agenda.

Michael Marin motioned to open the meeting; **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**

6:00PM Applicant: Alicia Albernaz requesting a Special Permit under section 3.9.1.2 of the Auburn Zoning Bylaw for a home occupation on property located at 95 Rockland Road Auburn, MA Map 11 Parcel 93.

Michael Marin motioned to open the meeting; **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**

Alicia Albernaz present.

Alicia Albernaz – Proposed Project.

Discussion between board members and **Alicia Albernaz** regarding the special permit.

Bernie Gagnon – 99 Rockland Road – Expressed concerns to board.

Laurie Walsh – 97 Rockland Road – Expressed concerns to board.

Discussion between Building Commissioner and **Alicia Albernaz** regarding the special permit.

Discussion between board members and **Alicia Albernaz** regarding the special permit.

Michael Marin motion to close the public hearing, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Discussion between Building Commissioner and Board Members regarding the special permit.

Michael Marin motioned to approve, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

6:05PM Applicant: Robert Johnson requesting a Special Permit under section 3.9.1.2 of the Auburn Zoning Bylaw for a home occupation on property located at 332 Oxford Street North Auburn, MA Map 32 Parcel 137.

Michael Marin motion to open the public hearing, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Robert Johnson, present.

Robert Johnson – Proposed Project.

No abutters present.

Discussion between board members and applicant.

Michael Marin motion to close the public hearing, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Michael Marin motioned to approve, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

6:10PM Applicant: West Boylston Black Orchid, Inc. requesting 3 Variances under section 3.2.2.3.3, 3.2.2.3.1, 9.3.6.4 and 5.4 of the Auburn Zoning Bylaw for apartment building on property located at 3A Hill Street Auburn, MA Map 65 Parcel 5.

Michael Marin motion to open the public hearing, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Building Commissioner – Announced applicant's request for a continuance to next month's hearing.

Michael Marin motion to accept continuance, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

6:15PM Applicant: Robert P. Sposato III requesting a Variance under section 5.4 of the Auburn Zoning Bylaw to build a single family home on property located at 9 Ellie Way Auburn, MA Map 01 Parcel 92.

Michael Marin motion to open the public hearing, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Joe Boynton, Attorney, appearing for **Robert P. Sposato III** - present.

Joe Boynton – Proposed Project.

Michelle & Sean Reidy – 6 Erica Lane - Expressed concerns to board.

Discussion between board members and applicant.

Matthew and Kathy Mello – 7 Erica Lane - Expressed concerns to board.

Discussion between Building Commissioner and applicant.

Discussion between board members and applicant.

Discussion between Building Commissioner and board members.

Joe Boynton – Requests continuance.

Michael Marin motion to accept continuance, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Meeting Minutes: 11/17/20, 01/21/21, 02/18/21

Michael Marin motioned to approve minutes, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Other Business: 430 Rochdale Street – Request Special Permit Extension

Sarah Rosenblat, Development Manager present.

Sarah Rosenblat – Proposed request.

Michael Marin motioned to accept request, **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

6:20 PM Michael Marin motioned to adjourn; **J. Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Respectfully submitted,

Katrina Smaltz

APPROVED ON 06/17/21