

Town of Auburn, Massachusetts

Minutes of the Meeting

Zoning Board of Appeals

Virtual Meeting

Thursday June 17th, 2021 – 7:00pm

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

Absent: N/A

Town of Auburn Staff Present: Darlene Coyle – Director of DDIS

Robert Tatro, Chairman, called the meeting to order at 7:00pm. The Town cable staff was present and the meeting was recorded.

Michael Marin motioned to open the meeting; **Richard Kusy** seconded it. All in favor, **5-0-0**

7:00PM Applicant: I.D. Sign Group, Inc. requesting a Special Permit under section 7.8 of the Auburn Zoning Bylaw to install a 35 square foot secondary sign on property located at 368 Southbridge St Auburn, MA Map 33 Parcel 81.

Michael Marin motioned to open the meeting; **Richard Kusy** seconded it. All in favor, **5-0-0**

Applicant- Not present.

Discussion between board members.

Discussion between board members and Darlene Coyle.

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

7:05PM Applicant: Steven Quinn requesting a Special Permit under Section 8.3.2 of the Auburn Zoning Bylaw to build a farmers porch on a non-conforming structure on property located at 97 Southold Road Auburn, MA Map 20 Parcel 4.

Michael Marin motion to open the public hearing, **Richard Kusy** seconded it. All in favor, **5-0-0**.

Steven Quinn, present.

Steven Quinn – 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**.

7:10PM Applicant: Huy Luong requesting a Special Permit under section 3.2.2.0 of the Auburn Zoning Bylaw to build a Single Family Home in a limited business zone on property located at 31 Walsh Ave Auburn, MA Map 25 Parcel 55.

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

Huy Luong – Present

English Speaker on behalf of Huy Luong – Proposed Project.

Marie Riley – 35 Walsh Street - Expressed concerns to board.

Discussion between board members and applicant.

Discussion between board members and abutter.

Darlene Coyle – Clarifies abutters concerns.

Arline Peachy – 25 Walsh Ave- Expressed concerns to board.

Discussion between board members and abutter.

Darlene Coyle – Clarifies abutters concerns.

Discussion between board members and abutter.

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**.

7:15PM Applicant: Huy Luong requesting a Special Permit under section 3.2.2.0 of the Auburn Zoning Bylaw to build a Single Family Home in a limited business zone on property located at 33 Walsh Ave Auburn, MA Map 25 Parcel 55.

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

Huy Luong – Present

English Speaker on behalf of Huy Luong – Proposed Project.

Discussion between board members and applicant.

Arline Peachy – 25 Walsh Ave- Expressed concerns to board.

Discussion between board members and abutter.

Marie Riley – 35 Walsh Street - Expressed concerns to board.

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**.

7:20PM 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. **Continued 5/20/21**

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

Jennifer Corson, Attorney – Present

Jennifer Corson – Proposed Project

No abutters present.

Discussion between board members and applicant.

Bob Gallo, Applicant – Proposed Project

Discussion between board members and applicant.

Discussion between board members and Darlene Coyle.

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**.

Discussion between board members.

Michael Marin motioned to approve, **J. Laurence Ciccolo** seconded it, **Richard Kusy** denied, **Meaghan Roche** denied, **Robert Tatro** denied.

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

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**.

7:25PM 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. **Continued 5/20/21**

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

Joe Boynton, Attorney, - Present

Joe Boynton – 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**.

Discussion between board members.

Discussion between board members and Darlene Coyle.

Michael Marin motion to open the public hearing, **Meghan Roche** seconded it. All in favor, **5-0-0**.

Discussion between board members and applicant.

Meghan Roche motioned to approve, **J. Laurence Ciccolo** seconded it, **Michael Marin** approved, **Richard Kusy** denied, **Robert Tatro** approve.

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

Meeting Minutes: 3/18/2021, 4/15/2021, 5/20/2021

Michael Marin motioned to approve minutes, **Meghan Roche** seconded it. All in favor, **5-0-0**.

Other Business: Discuss start time for the in person meetings.

Discussion between board members and Darlene Coyle.

Discussion between board members.

Michael Marin motioned to meet remotely for July meeting at 6pm, **Meghan Roche** seconded it. All in favor, **5-0-0**.

Discussion between board members.

7:30 PM Michael Marin motioned to adjourn; **Meghan Roche** seconded it. All in favor, **5-0-0**.

Next Meeting: July 15th 2021

Respectfully submitted,

Katrina Smaltz

APPROVED ON 08/19/21