



Town of Auburn, Massachusetts

Minutes of the Meeting

Zoning Board of Appeals

Thursday, January 19, 2023 – 6:00pm

Members Participating On-Site: Robert Tatro, Chairman, Michael Marin, Vice Chair, Laurence Ciccolo, Richard Kusy, Ryan Garabedian

Members Participating Remotely: None

Town of Auburn Staff Present: Caleb Moody, Building Commissioner; Tim Pratt, DDIS Clerk

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 operated as a hybrid format under Chapter 107 of the Acts of 2022.

The public can join the meeting remotely by telephone 1-(646)-749-3112 and Access Code 944-571-349.

Or join by computer by visiting <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.

6:00 PM Applicant Daniel and Amanda McNeil requesting a Special Permit under Section 9.3.12 of the Auburn Zoning Bylaw for an Accessory Apartment located at 11 Nancy Drive. Map 010 Parcel 188.
Continued from 12/15/22.

The applicant requested to withdraw the application without prejudice.

Michael Marin motioned to accept the applicant's request to withdraw without prejudice; **Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Michael Marin motioned to close the hearing; **Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

6:05 PM Applicant James Reinke requesting a Special Permit under Section 8.2.3 of the Auburn Zoning Bylaw for alteration of a pre-existing, non-conforming structure at 150 Oxford Street North. Map 017 Parcel 166.

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

The applicant explained the application.

Michael Marin asked the applicant how the new deck would reduce the non-conformity.

The applicant explained that the new deck would encroach less on the setbacks.

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

Michael Marin motioned to approve the application with standard conditions; **Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

6:10 PM Applicant Atef Wahba requesting a Special Permit under Sections 9.3.12 of the Auburn Zoning Bylaw for an accessory apartment located at 18 Coolidge Street. Map 057 Parcel 128.

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

The applicant explained the application.

Richard Kusy asked the applicant if the apartment had been inspected after it was built.

Laurence Ciccolo clarified that the apartment had not been inspected yet, according to documents provided by the Building Commissioner.

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

Michael Marin motioned to approve the application with standard conditions; **Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Michael Marin motioned to close the hearing; **Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

6:15 PM Applicant Kimley-Horn & Associates, Inc. requesting a Special Permit under Section 4.3.5.1 of the Auburn Zoning Bylaw to render more than 15% of a lot impervious in the Aquifer Zone II for property located at 319 Washington Street. Map 042 Parcel 031.

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

The applicant explained the application.

Ryan Garabedian asked what percentage of the lot would be impervious.

The applicant explained that 34% of the lot would be impervious.

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

Robert Tatro stated that, as stewards of the aquifer protection zone, this project greatly exaggerates any previously granted permits by the Board.

Richard Kusy stated that the use of this lot wouldn't be pollutant because it'll be used for self-storage and believes that if it's built correctly, it could work. He also stated that he believes this is a good use of the lot because it wouldn't increase the amount of traffic in that area.

Michael Marin motioned to approve the application with standard conditions; **Richard Kusy** seconded it. Approved, **4-1-0**. **Robert Tatro** voted not to approve.

Michael Marin motioned to close the hearing; **Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

Michael Marin motioned to approve the minutes from the 12/15/22 hearing; **Laurence Ciccolo** seconded it. All in favor, **5-0-0**.

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

Respectfully submitted,

Timothy J. Pratt

Approved on 3/16/23.