

**Town of Auburn, Massachusetts  
Minutes of the Meeting  
Zoning Board of Appeals  
Auburn Town Hall Selectmen's Meeting Room  
January 17, 2019 – 7:00p.m**

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TOWN OF AUBURN  
AUBURN, MA

**Members Present:** Michael Marin, Vice Chair, J. Lawrence Ciccolo, Meghan Roche, Karen Blais, Alternate and Peter Jones, Alternate

**Members Absent:** Robert Tatro, Chair and Richard Kusy

**Also Present:** Dena Daoust, Recording Secretary.

Michael Marin, Vice Chair, called the meeting to order at 7:00p.m. The Town cable staff was present, and the meeting was recorded and televised. No other attendee was recording the meeting.

Meghan Roche motioned to open the meeting and Karen Blais seconded it. All in favor, 5-0-0.

Ms. Roche motioned to open the first hearing, Ms. Blais seconded it. All in favor, 5-0-0.

**7:00pm Applicant: Dorothy Page, requesting a Special Permit** under Section 8.2.3, of the Auburn Zoning Bylaws to allow the Extending of a Non-conforming Use on property located at 230 Leicester Street, Auburn, MA. Map 39, Parcel 25.

Applicant Dorothy Page was present. She has purchased 230 Leicester St, which is a two family home that was destroyed by fire. The house was originally built in 1960 as a duplex so is classified as a pre-existing non-conforming home. They are looking to add two front porches to the front of the house as a way to create two separate entrances. They are also adding more square footage to the second story of the house but are not increasing number of bedrooms.

It was pointed out that the application was for a Special Permit to extend the non-conforming use of the two family and does not address the front porches. A Variance might be needed to allow the front porches and as that is not listed as part of the hearing, they cannot vote on them tonight.

Frank Mahler, contractor of the job, explained that originally there was just one porch and they are hoping to create two separate ones. There was a long discussion about the non-conforming use of the home and whether or not a Special Permit or a Variance is needed for the changes they are hoping to make.

Mr. Marin asked if any abutters were present, there were none. Ms. Blais motioned to close the public hearing, Ms. Roche seconded this. All in favor.

Ms. Blais motioned to grant the Special Permit. Ms. Roche seconded it. All in favor, 5-0-0.

**OTHER BUSINESS:**

**Vote on a Request for an Extension: 17 Mill Street Longwood Development**

The three decisions for 17 Mill St are set to expire on 3/29/19. Applicant is requesting a one year extension. There was a discussion on who can vote on this. Can everyone present vote or would it need to be only those that voted when the original decision was granted. It was decided that everyone can vote on the extension.

Ms. Blais voted to approve the extension. Mr.Ciccolo seconded it. All in favor, 5-0-0.

Motion to adjourn by Mr. Ciccolo, seconded by Ms. Blais. All in favor.

Meeting adjourned at 8:15 pm.

**SIGNATURES for DECISIONS:**

South St. Marshall Provost Variance, 18 Glen View Rd. Gerard DeLongchamp Variance and 189 Washington St. NJ Realty Trust Variance

**MINUTES APPROVED: None**

Next meeting will be February 21, 2019 at 7 p.m.

Respectfully Submitted: Dena Daoust

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***The Minutes of January 17, 2019 meeting were approved on February 21, 2019.***