

**Town of Auburn, Massachusetts
Minutes of the Meeting
Zoning Board of Appeals
Auburn Town Hall Selectmen's Meeting Room
May 16, 2019 - 7:00p.m**

Members Present: Robert Tatro, Chairperson, Michael Marin, Vice Chair, Richard Kusy, J. Laurence Ciccolo, Meghan Roche and Karen Blais, Alternate

Members Absent: Peter Jones, Alternate

Also Present: Caleb Moody, Building Commissioner and Dena Daoust, Recording Secretary

Robert Tatro, Chairperson, 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.

Karen Blais motioned to open the meeting, J. Laurence Ciccolo seconded it. All in favor, 5-0-0.

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

7:00pm Applicant: Ray Bonneville, requesting a Variance under Section 5.3.2.1 of the Auburn Zoning Bylaws to allow relief from the frontage requirement of a hammerhead lot for the construction of a single family dwelling on property located at 23 Sunrise Ave. Auburn, MA. Map 8, Parcel 12.

Ray Bonneville was present and he has brought a new plan, a letter from the Auburn Fire Department and a letter from Bertin Engineering. He explained the changes from the old site plan.

Caleb Moody explained the new plan is for a sub-division so the Zoning Board does not have jurisdiction. This is no longer a ZBA filing.

Mr. Bonneville requested to withdraw the motion.

7:05pm Applicant: NJ Realty Trust, requesting to amend a Special Permit under Section 4.3.5.1, Aquifer Protection and Overlay District of the Auburn Zoning Bylaws, for the renovation and additions to the existing building and parking areas on property located at 519 Washington Street, Map 56, Parcel 3.

Todd Brodeur was present on behalf of Patrick Motors. They are looking to relocate their Volvo dealership here to share the space with Volkswagen, now that Saab is gone. Their Special Permit was issued in 1993. They are looking to amend it as part of a planned renovation to the building and parking areas.

Brian Marchetti of McCarty Engineering explained they are looking to redevelop the existing site. The storm water management system will be completely revamped and brought up to current guidelines and standards. This project is to be done only on the already existing dealership lot, it will not be extended to the additional lot purchased last year that is behind the dealership.

Mr. Tatro asked if any abutters were present. Michael Schillinger of 12 Diane Ave was present. Overall, he stated Patrick Motors has been a good neighbor but there is a lighting issue. The lighting of the lot is very visible over his house and not shrouded as it should be. Mr. Tatro agreed that lighting should be shining down on the Patrick property, not up and out to other properties. Mr. Moody stated that lighting would be addressed by the Planning Board during Peer Review. Also, Mr. Brodeur stated all lighting would be modernized as part of the renovation process.

Joseph Shennette of 129 South St has concerns about lighting as well but stated he was happy to hear the footprint is not changing.

Mr, Ciccolo asked if there would be a change to the impervious zone. Mr. Brodeur said there would be one along the frontage on Rt 20 and over the water basin. Also, he asked if the renovations would touch the buffer zone between the current lot set up and the newly purchased land on the other side of the stockade fence at the back of the property. Mr. Brodeur said they do not plan to go beyond the fence, all renovations will take place on the currently used lot.

Mr. Marin asked if it would be possible to bring Volvo in without expanding. Mr. Brodeur said that it is not possible as they need to meet dealer specific guidelines on building and lot design and capacity.

Mr. Marin motioned to close the public hearing. Mr. Kusy seconded it. All in favor.

Mr. Ciccolo motioned to approve. Mr. Marin seconded it. All in favor.

OTHER BUSINESS:

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

Meeting adjourned at 7:45 pm.

SIGNATURES for DECISIONS: 125 Oxford St. Troy's Sports Bar-SP, 94 Southold Road, Bay State Performance SP

MINUTES APPROVED: 2-21-19 + 3-21-19

Next meeting will be June 20, 2019 at 7 p.m.

Respectfully Submitted: Dena Daoust

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The Minutes of May 16, 2019 meeting were approved on July 18, 2019.