

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

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**Members Present:** Michael Marin, Vice Chair, Richard Kusy, J. Laurence Ciccolo, Meghan Roche, Peter Jones, Alternate and Katelyn Bushe, Alternate.

**Members Absent:** Robert Tatro, Chairperson

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

Michael Marin, Vice 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. As Robert Tatro is not present, Peter Jones will be a voting member tonight.

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

**7:00pm Applicant: Serrato Signs, LLC, for JRQ Investments LLC, requesting a Special Permit,** under Section 7.6.7 of the Zoning Bylaws, for the installation of an Electronic Message Center sign for property located at 109-111 Washington St., Auburn, MA. Map 27, Parcel 25.

Mr. Kusy motioned to open the public hearing. Mr. Ciccolo seconded it. All in favor, 5-0-0.

Andrew Serrato of Quail Services was present. He is looking to add an electronic message sign to the property that he just bought. The sign will be lit from 8am to 9pm. The full sign will be 10 x 7 ft. which includes the electronic message sign and the regular sign which will house spots for 3 possible business, only his is currently residing there.

A brief discussion was held concerning sign size and zoning. The proposal sign size is allowed and the location is properly zoned for an electronic sign.

Mr. Marin asked if any abutters were present, there were none.

Mr. Kusy motioned to close the public hearing. Mr. Ciccolo seconded it. All in favor, 5-0-0.

Mr. Kusy motioned to grant the Special Permit. Mr. Ciccolo seconded it. All in favor, 5-0-0.

**7:10pm Applicant: Impact Fitness, Andrew Lawton, requesting a Special Permit,** under Section 6.2.3 for relief from parking regulations for property located at 314 Washington St., Auburn, MA. Map 42, Parcel 9.

Mr. Ciccolo opened the public hearing. Mr. Kusy seconded it. All in favor, 5-0-0.

Vito Colonna, engineer of Connorstone Engineering, Inc. was present on behalf of Impact Fitness. The business has been open for over a year at this point and due to how well they are doing, they are looking to add more parking spaces. At this point, they have attempted a few different options to do this. The land next to them is vacant and while they did put in an offer, they were turned down. For a few months, they attempted to offer valet parking but the costs of

that were adding up to be too much very quickly. As of now, they are looking to add more spots to the existing lot. One area they are looking to expand is in front of the building. This area is not currently accessible from the parking lot, it is just landscaped frontage for the business. The other area is at the back of the lot, close to the wetlands. They are also going in front of the Conservation Committee to get approval for the spots in back. In total, this will give them 29 additional spots, 15 upfront and 14 in the back.

Katelyn Bushe asked how close the spots in front would be to Route 20. They are extremely close, most are 3 feet from it but some as little as 1 ½ feet away. Mr. Jones asked why these spots weren't asked for as an original part of the project. Mr. Colonna explained that they did not know the business would grow this quickly. He also asked what the intent of the setback requirement is. Caleb Moody, Building Commissioner, explained it is mostly there for safety.

The board expressed significant concerns with the front spots that would be located right along Rt 20. Mr. Colonna explained they feel they have exhausted all other options so that is why they are looking to convert this area into parking spaces. Meghan Roche asked about the possibility of making the front spots parallel spots. This could be done but will only net 7 spaces instead of 15.

Mr. Marin asked if any abutters were present, there were none.

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

The board expressed additional concerns, stating they were hesitant to approve something that would make an area less safe.

Mr. Colonna asked for a continuance to have more time to investigate other options.

Mr. Jones motioned to approve. Ms. Roche seconded it. All in favor.

**7:15pm Applicant: David Elkinson, Trustee of EB Realty Trust, requesting a Special Permit** under Section 3.2.2.1 of the Zoning Bylaws to allow a two family detached dwelling on property located at 6 Pioneer Lane, Auburn, MA. Map 55, Parcel 183.

Todd Brodeur was present on behalf of EB Realty, which is looking to building a two-family home at 6 Pioneer Lane. Lot is currently vacant and was purchased by EB Realty to build an 1800 SF duplex on. All zoning requirements will be adhered to. This is an established neighborhood of single and two family homes.

Mr. Kusy asked if the applicant plans to sell the completed home once it is built or will be renting it. Mr. Brodeur stated that a final decision on that has not been made but they will most likely sell.

Mr. Marin asked if any abutters were present. Chris Broderick of 4 Pioneer Lane wanted information on the setbacks and was informed that the front corner of the new house would be 26.4 feet from his property line. The owner of 7 Goulding Dr is concerned about water drainage. He states this is been an issue for years and he wants to make sure that the drainage ditch at 4 and 6 Pioneer Lane will be monitored. Mr. Moody explained that the ditch is tied to the deeds for both properties so everyone is aware that it must be adhered to.

Mr. Jones motioned to close the hearing. Mr. Ciccolo seconded it. All in favor.

Mr. Ciccolo motioned to grant. Mr. Jones seconded it. All in favor 5-0-0.

**7:15pm Applicant: David Elkinson, Trustee of EB Realty Trust, requesting a Special Permit** under Section 3.2.2.1 of the Zoning Bylaws to allow a two family detached dwelling on property located at 10 Stone St., Auburn, MA. Map 57, Parcel 18.

Todd Brodeur was again present on behalf of EB Realty, which is looking to building a two-family home at 10 Stone St. Lot is currently vacant, former house has been demolished and EB Realty is looking to building an 1800 SF duplex on it now. All zoning requirements will again be adhered to.

Mr. Marin asked if any abutters were present. Wayne Bloomquist of 13 Stone St is concerned about the effect on the neighborhood and asked to see the proposed plan. Paula Marble of 8 Stone St is concerned about drainage and asked if more vegetation will be removed. Mr. Brodeur explained that no further removal of vegetation was planned so there will be little change to the current drainage situation. Tom Moll of 9 Stone St feels this neighborhood is primarily a single family home one and doesn't feel a two family is in line with that. He does not want a duplex built here.

Mr. Kusy remarked that it is a nicely laid out plan that seems to have been well thought out and would follow all zoning requirements so it is the owner's right to build a two-family on the site.

Mr. Ciccolo motioned to close the hearing. Ms Roche seconded it. All in favor.

Mr. Jones motioned to grant. Mr. Ciccolo seconded it. All in favor 5-0-0.

**OTHER BUSINESS:**

**SIGNATURES for DECISIONS:**

**MINUTES APPROVED:**

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

Meeting adjourned at 8:32 pm.

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

Respectfully Submitted: Dena Daoust

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***The Minutes of October 17, 2019 meeting were approved on November 21, 2019.***