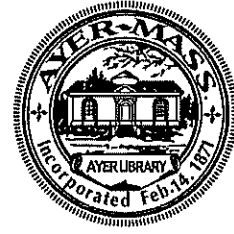


Town of Ayer
Zoning Board of Appeals
Ayer Town Hall
1 Main Street
Ayer, MA 01432



Wednesday December 16, 2015
Open Session Meeting Minutes

Recorded by APAC

Present: Sam Goodwin, Chair; Christa Maxant, Clerk; Michael Gibbons; John Ellis; Ron Defilippo

Absent: Jeremy Callahan (Alternate)

Call to Order: S. Goodwin called the meeting to order at 7:00 PM.

Approval of Agenda:

Motion: A motion was made by C. Maxant and seconded by M. Gibbons to approve the agenda.

Motion passed 5-0.

Request for Change to Comprehensive Permit (Substitution of Triparty Agreement with Performance Bond)- Willow Road Development, LLC: Michael Feldman and Mark O'Hagan from Willow Road Development LLC were present seeking consideration of a modification to their Comprehensive Permit. They are seeking to substitute the Triparty Agreement with a Performance Bond. M. O'Hagan stated that because they are in the final stages of developing the property this type of substitution is common.

C. Antonellis stated that the request had been reviewed by the Department of Public Works and that the Town did not have an issue with the substitution.

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to find that the requested change to the Comprehensive Permit was non-substantial. **Motion passed 5-0.**

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to approve the request to substitute the Triparty agreement with a Performance Bond. **Motion passed 5-0.**

Discussion Items: C. Antonellis informed the ZBA that she was notified by the Planning Board Chairman that the consultant hired to rewrite the Zoning Bylaw will be holding an "All Boards" meeting on January 26, 2016. More information will be forthcoming.
Zoning Bylaw Update

Reorganization of ZBA: S. Goodwin stated that because the current Vice-Chair is an alternate member, he would like to see a regular fulltime member become Vice-Chair.

Motion: A motion was made by S. Goodwin and seconded by J. Ellis to appoint Michael Gibbons as Vice –Chair of the ZBA. **Motion passed 5-0.**

Approval of Meeting Minutes:

Motion: A motion was made by J. Ellis and seconded by M. Gibbons to approve the meeting minutes of October 21, 2015. **Motion passed 5-0.**

Adjournment:

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to adjourn at 7:16 PM.

Motion passed 5-0.

Minutes Recorded and Submitted by Carly M. Antonellis

Date Minutes Approved by ZBA:

2-17-16

Christa Maxant, Clerk:

Samuel A. Goodwin, Jr. Chair.