

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



Wednesday January 20, 2015
Open Session Meeting Minutes

Recorded by APAC

Present: Jeremy Callahan, Chair; Christa Maxant, Clerk; Sam Goodwin; Michael Gibbons (Alternate)

Not Present: Howard Hall; Ron Defilippo

Call to Order: J. Callahan called the meeting to order at 6:08 PM.

Continued Public Hearing from January 14, 2015 – Special Permit Application - Borrego Solar Systems, Inc. – East of Groton School Road/Park Street (Filed 11/17/14): J. Callahan re-opened the public hearing at 6:09 PM. J. Callahan stated that his primary issue with the proposal is that this is not an allowed use per the Zoning Bylaw. J. Callahan then asked who was going to own and operate the project.

TJ Murphy from Borrego Solar Systems stated that National Grid will be owner and operator and that Borrego is building it for them.

After further discussions, it was determined by the J. Callahan and T. Murphy from Borrego Solar that the application will need to be reviewed further.

Motion: A motion was made by S. Goodwin and seconded by J. Callahan to continue the public hearing until Wednesday February 11, 2015 at 7:00 PM and if the applicant does not provide written confirmation to the Town Administrator's office of the agreement to continue the public hearing within twenty four (24) hours, the application will be denied. **Motion passed 4-0.**

Because several abutters appeared at the meeting, they were given the opportunity to ask questions:

Ms. Ruth Maxant – Shultz of 17 Taft Street asked what the life of project was. T. Murphy answered twenty years with two (2) five year extensions.

Mr. David Messcher of 11 Gardner Lane asked questions about where the tie-ins to the grid would be.

Ms. Sally Fuller of 11 Jonathan Drive spoke about her concerns with the natural springs that run through that land. T. Murphy stated that the proposal is also in front of the Conservation Commission and he is expecting an order of conditions in the coming week. She then asked about water runoff; T. Murphy said that they have to prove to the State that the watershed will be treated appropriately.

Mr. David Messcher of 11 Gardner Lane had concerns about water in his basement. T. Murphy stated that they are actively working with the Conservation Commission to address all issues.

Mr. Patrick Creamer of 18 Gardner Lane had a questions about what type of fencing would be placed around the property.

The public hearing was continued to February 11, 2015 at 7:00 PM at the Ayer Town Hall.

Approval of Meeting Minutes:

Motion: A motion was made by J. Callahan and seconded by C. Maxant to approve the meeting minutes of January 14, 2015. **Motion passed 4-0.**

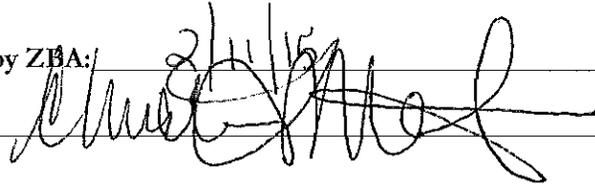
Adjournment:

Motion: A motion was made by J. Callahan and seconded by C. Maxant to adjourn at 6:46 PM. **Motion passed 4-0.**

Minutes Recorded and Submitted by Carly M. Antonellis

Date Minutes Approved by ZBA:

Christa Maxant, Clerk:

A handwritten signature in black ink, appearing to read 'Christa Maxant', is written over two horizontal lines. The signature is cursive and somewhat stylized.