

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



**Wednesday April 18, 2018**  
**Open Session Meeting Minutes**

**Present:** Samuel A. Goodwin, Jr., Chair; Ron Defilippo, Clerk; John Ellis, Jess Gugino

**Absent:** Michael Gibbons, Vice-Chair

**Also Present:** Carly M. Antonellis, Assistant to the Town Administrator

**Call to Order:** S. Goodwin called the meeting to order at 6:04PM.

**Approval of Agenda:** C. Antonellis stated that the Global Partners, LP application scheduled for 6:15 PM will be rescheduled to 6:00 PM on Wednesday May 16, 2018. The hearing will be reposted and abutters will be re-notified.

**Motion:** A motion was made by J. Ellis and seconded by J. Gugino to approve the agenda, as amended.

**Motion passed 4-0.**

**Public Hearing – Application for Variance – Brent Routhier - 18 Littleton Road (Filed 3/26/18):** S. Goodwin opened the Public Hearing at 6:05 PM. The applicant is seeking a variance from Ayer Zoning Bylaw (2009) 5.12 to construct garage with 17' front set back where 20' is required and to allow accessory structure to be forward (in front of) principal structure.

Board members briefly discussed with the applicant the placement of the structure as it relates to the wetlands. Mr. Routhier stated that due to the placement of the driveway and his ability to access it, he and his engineers felt that the proposed location was optimal.

There were no abutters in attendance.

J. Gugino stated that because of the stockade fence that is already on site, she is less concerned, because it acts as screening.

**Motion:** A motion was made by J. Ellis and seconded by J. Gugino to grant a variance to as requested.

**Motion passed 4-0.**

**Motion:** A motion was made by J. Gugino and seconded by J. Ellis to close the Public Hearing at 6:25 PM.

**Motion passed 4-0.**

**Public Hearing – Application for Variance – Horgan Properties, LLC. - 5 Fletcher Street (Filed 3/27/18):** S. Goodwin opened the Public Hearing at 6:25 PM. The applicant is seeking a variance from Ayer Zoning Bylaw (2009) 5.12 to construct single family home on a 11,077 sq. ft. lot where 12,000 sq. ft. are required.

The applicant, Mr. Kevin Horgan, stated that he is looking for a square footage variance to be able to construct a single family home on the vacant lot.

Ms. Pam Papineau, 5 Whitcomb Avenue, asked what hardship was. She also questioned whether or not there was enough frontage to be a buildable lot. She said that she believes this is just a vacant lot that doesn't meet zoning requirements. P. Papineau also was concerned about increasing the residential density in the neighborhood.

S. Goodwin then clarified that the front yard requirements are different from the frontage requirements. The Building Commissioner has reviewed the plan and stated the only requirement not met was the lot size.

There was no other public comment.

K. Horgan stated that he was only in attendance to request the lot size variance and that there is enough frontage on Whitcomb Ave, which will be the street address of the home, once it is built.

P. Papineau stated that she believes that the addition of this single family home would have an adverse effect on the neighborhood.

**Motion:** A motion was made by J. Ellis and seconded by S. Goodwin to approve the variance as requested. **Motion passed 4-0.**

**Motion:** A motion was made by S. Goodwin and seconded by J. Ellis to close the Public Hearing at 7:04 PM. **Motion passed 4-0.**

**Approval of Meeting Minutes:** J. Ellis pointed out that there were two "Call to Orders" one page 1 and that his name was inadvertently placed in the last paragraph on page 3 of the DRAFT minutes. It should read: "R. Defilippo". C. Antonellis will make the changes as requested and submit to the Chair for signature.

**Motion:** A motion was made by J. Ellis and seconded by S. Goodwin to approve the meeting minutes from March 21, 2018, as amended. **Motion passed 4-0.**

**Adjournment:**

**Motion:** A motion was made by S. Goodwin and seconded by J. Gugino to adjourn at 7:10 PM. **Motion approved 4-0.**

**Minutes Recorded and Submitted by Carly M. Antonellis, Assistant to the Town Administrator**

**Date Minutes Approved by ZBA:** 5/15/2018

**Signature of Clerk Indicating Approval:** 