

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



**Wednesday October 17, 2018**  
**Open Session Meeting Minutes**

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

**Also Present:** Carly M. Antonellis, Assistant Town Manager

**Call to Order:** S. Goodwin called the meeting to order at 6:00 PM.

**Approval of Agenda:**

**Motion:** A motion was made by M. Gibbons and seconded by J. Ellis to approve the agenda. **Motion passed 5-0.**

**Public Hearing – Application for Special Permit – Michael Kennedy - 67 Groton School Road (Filed 9/25/18):**

S. Goodwin opened the public hearing at 6:00 PM by reading the Public Hearing Notice as advertised in the Nashoba Valley Voice on September 28, 2018 and October 5, 2018. The applicant is seeking a special permit, pursuant to Ayer Zoning Bylaw (2018) Appendix A 5.2.1.2 to allow for a two family dwelling in the A-2 District.

M. Kennedy was in attendance and stated that he had originally wanted to do a subdivision on the 1.14 acre parcel, but his deal fell through. He would like to build a two family home on the property, which requires a Special Permit. He stated that the house currently on the property will be torn down.

S. Goodwin stated that there were no concerns raised from department heads on this project.

James Alden, 67A Groton School Road handed a letter to the ZBA regarding his concerns with the driveway/parking area and the proximity to the boundary line. S. Goodwin explained that prior to getting a building permit; the applicant has to meet all setbacks, as required by the Zoning Bylaw. He further stated that the only decision within the ZBA's jurisdiction was the issue of allowing the two family dwelling.

R. Rhonemus, Historical Commission, stated that she would like to photo document the current home on the property for the Historical Commission.

ZBA members had no concerns.

**Motion:** A motion was made by S. Goodwin and seconded by M. Gibbons to grant the special permit as presented by the applicant. **Motion passed 5-0.**

**Motion:** A motion was made by S. Goodwin and seconded by J. Ellis to close the public hearing at 6:12 PM. **Motion passed 5-0.**

**Discussion on November Meeting Date:** S. Goodwin asked ZBA members when they would like to meet in November because the regular meeting falls on the evening before Thanksgiving. ZBA members agreed to meet on November 28, 2018.

**Approval of Meeting Minutes:**

**Motion:** A motion was made by S. Goodwin and seconded by R. Defilippo to approve the minutes of August 15, 2018. **Motion passed 5-0.**

**Adjournment:**

**Motion:** A motion was made by S. Goodwin and seconded by J. Gugino to adjourn at 6:16 PM. **Motion approved 5-0.**

**Minutes Recorded and Submitted by Carly M. Antonellis, Assistant Town Manager**

**Date Minutes Approved by ZBA:** 12-19-18

**Signature of Clerk Indicating Approval:** 