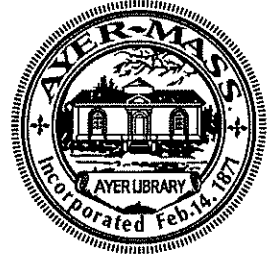


Town of Ayer
Zoning Board of Appeals
Ayer Town Hall
1 Main Street
Ayer, MA 01432



Wednesday April 19, 2017
Open Session Meeting Agenda

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

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

Approval of Agenda:

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

Public Hearing – Application for Variance – Jack Griffin - 20 Lincoln Street - (Filed March 24, 2017): S.

Goodwin opened the Public Hearing at 6:01 PM by reading the public hearing notice as advertised in the *Nashoba Valley Voice* on March 31, 2017 and April 7, 2017. The applicant is seeking a Variance from Ayer Zoning Bylaw Section 5.12 for side setback (11.1' where 15' is required) on pre-existing nonconforming lot for the construction of a garage.

Kevin Conover from David E. Ross and Associates stated that the lot is non-conforming because of lot size.

Abutter Jim Pinard, 29 Lincoln Street spoke in favor of the request stating that has been done before in the neighborhood.

Motion: A motion was made by J. Ellis and seconded by M. Gibbons to grant variance pursuant to Section 5.12 for side setback of 11.1' where 15' is required. **Motion passed 4-1.**

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to close the Public Hearing at 6:13 PM.

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 from March 15, 2017. **Motion passed 5-0.**

Public Hearing – Application for Variance – David Berry - 18 Main Street – (Filed March 27, 2017): S.

Goodwin opened the Public Hearing at 6:15 PM by reading the public hearing notice as advertised in the *Nashoba Valley Voice* on March 31, 2017 and April 7, 2017. The applicant is seeking a Variance from Ayer Zoning Bylaw Section 8.3 to allow for permanent roof sign.

The applicant Mr. David Berry stated that the roof sign he is looking to erect is similar to the one at the next door business.

Mr. Ed Kelley, 20 Oak Ridge Drive stated that he is in support of the sign.

S. Goodwin inquired as to the number of the signs that will be placed at the business. Mr. Berry stated three independent signs. S. Goodwin stated that the variance in front of the ZBA was only limited to the placement of a permanent sign on the roof and therefore could not act on granting relief for an additional sign.

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to grant the variance to allow for the placement of a permanent roof sign pursuant to Ayer Zoning Bylaw (2009) Section 8.3. **Motion passed 5-0.**

Motion: A motion was made by M. Gibbons and seconded by J. Gugino to close the Public Hearing at 6:27 PM. **Motion passed 5-0.**

Adjournment:

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to adjourn at 6:28 PM. **Motion passed 5-0.**

Minutes Recorded and Submitted by Carly M. Antonellis

Date Minutes Approved by ZBA: 06/21/17

Signature of Clerk Indicating Approval: 