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TOWN OF AYER  
TOWN CLERK

2:00pm *lf*

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



Wednesday May 15, 2019  
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. Gugino to approve the agenda. **Motion passed 5-0.**

**Public Hearing – Application for Variance – Pinard Florist - 120 Central Avenue (Filed 4/9/19):** S. Goodwin opened the Public Hearing at 6:01 PM by reading the Public Hearing Notice as advertised in the Nashoba Valley Voice on April 19, 2019 and April 26, 2019. The applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2018, as amended October 22, 2018) 5.2.5.6 to allow for the addition of a café/coffee shop in current retail florist shop in the A-2 District.

Ms. Kassie Pinard was in attendance and told the ZBA she is looking to increase foot traffic to her current florist shop by adding a café/coffee shop. She will not be increasing the footprint, just reorganizing the current layout to accommodate both.

Mr. Bob Moore who is an abutter said he thought it was a great idea and spoke in favor of the variance request.

Mr. Quentin Hall, 4 Groveland Street had a question relative to the footprint of the store. Ms. Pinard stated that the footprint would remain the same.

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

**Motion:** A motion was made by S. Goodwin and seconded by R. Defilippo to close the Public Hearing at 6:08 PM. **Motion passed 5-0.**

**Request for Special Permit Extension – Air 22, LLC, 22 Fitchburg Road:** Laura O’Kane was in attendance on behalf of Air 22, LLC. She is requesting an extension to a Special Permit approved by the ZBA on July 19, 2017, that allows for a drive-thru accessory use as part of a free standing coffee/donut shop. Ms. O’Kane explained that Air 22 previously had a tenant but it was no longer a viable deal. They are currently looking for a new tenant.

**Motion:** A motion was made by S. Goodwin and seconded by J. Ellis to approve the extension to the Special Permit for two years to July 19, 2021. **Motion passed 5-0.**

**Approval of Meeting Minutes:**

**Motion:** A motion was made by M. Gibbons and seconded by S. Goodwin to approve the minutes of April 17, 2019. **Motion passed 5-0.**

**Adjournment:**

**Motion:** A motion was made by M. Gibbons and seconded by R. Defilippo to adjourn at 6:13 PM. **Motion approved 5-0.**

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

Date Minutes Approved by ZBA: June 19 2019

Signature of Clerk Indicating Approval: 