

RECEIVED  
TOWN CLERK  
TOWN OF AYER

2014 OCT 23 AM 10:36

Town of Ayer  
Zoning Board of Appeals  
Training Room – Ayer Fire Department  
1 West Main Street  
Ayer, MA 01432



Monday November 3, 2014  
Open Session Meeting Agenda

7:00pm

Call to Order

7:00pm

Public Hearing

1. Request for Modification of Comprehensive Permit – “The Willows”

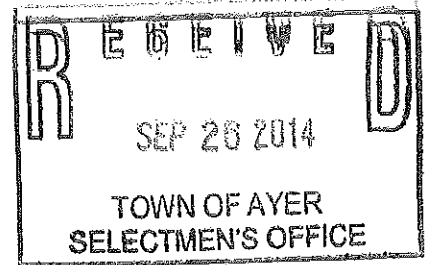
Request by developer MCO & Associates to:

1. Relocate three unit building, #56-58, in order to avoid area of poor soil.
2. Relocate unit #87 in order to avoid area of poor soil.
3. Adjust location of unit #88 to correct alignment with street.

Adjournment

Town of Ayer  
Zoning Board of Appeals  
Public Hearing Notice  
The Ayer ZBA will conduct  
a public hearing at 7:00  
PM on Monday November  
3, 2014 in the Training  
Room of the Ayer Fire  
Department located at  
1 West Main Street,  
regarding a request for  
modification by Willow  
Road Development, LLC to  
the "The Willows", located  
off Willow Road. The  
applicant is seeking to  
modify/alter the location of  
5 units, specifically units:  
56, 57, 58, 87 and 88.

October 20, 27, 2014



September 17, 2014

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

10-8-14  
30 days

write letter confirming

RE: Request for Non Substantial Change - The Willows

Dear Board Members:

We are completing the final phase of the project and have hit additional areas with poor material. We had done extensive soil evaluations in the area and they appeared to be satisfactory. Unfortunately, once excavating the full extent of the foundation hole (particularly on a three unit building), larger areas of the poor material became evident.

There are total of five units we are seeking to modify. I have attached Exhibit A showing the most recent plan approved by ZBA (Oct 2013) with the five units highlighted in Green. I have attached Exhibit B showing the location of the units after the requested modifications which are highlighted in Orange. Specifically:

Units 56-58. We are seeking to move this building out of the troublesome zone entirely. The building fits in an area in which had previously been cleared on the lower portion of the property. This area sits just outside the 100 foot buffer zone, but within the 200 foot Riverfront Zone. Being within the jurisdiction of the Conservation Commission, we filed a copy of the plan and held meetings with the Commission. The Commission has agreed to the proposed changes, subject to ZBA Approval. They requested we add some plantings, signage and a line of boulders to better delineate the 100 foot zone. These items are shown on the attached Exhibit C. The Commission will be sending the ZBA a copy of their approval of the requested modifications.

Units 87, 88. These are more modest changes. Unit 87 is being moved across the street to avoid the unsuitable material. Unit 88 is being adjusted to have it line up with the street better after the relocation of unit 87.

As in previous requests, we have maintained the same unit mix. Thank you for your consideration of this non substantial change at The Willows. I look forward to meeting as needed to address any questions or concerns you may have.

Sincerely,

*Mark C. O'Hagan*

Mark C. O'Hagan, Member  
Willow Road Development, LLC.









Town of Ayer  
Zoning Board of Appeals  
Transmittal Form - Department Head Review

- BOS
- BOH
- DPW
- Police Dept.
- Fire Dept.
- Building Inspector
- Con Com
- Tax Collector

Review Deadline Date 10-29-14  
 Public Hearing Date 11-3-14

other: request for  
modification  
40B project

Variance                       Special Permit                       Finding/Appeal

Title Request for Modification Dated 9/26/14

Submitted by The Willows - Willow Road Development

Address 206 Ayer Rd #5 Telephone 978 456 8388  
Harvard

This plan is submitted for your review, comments, and recommendations. Please return to the Town Administrator's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Approved                       Modifications Needed                       Disapprove

Comments: Received 10/24/2014  
Refer to OPW/Bldg. Inspector

Signed Theresa P. Pothol Title Town Administrator

Date 10/24/2014

**Carly Antonellis**

---

**From:** Ayer Board of Health <boh@ayer.ma.us>  
**Sent:** Wednesday, October 29, 2014 2:18 PM  
**To:** Carly Antonellis  
**Cc:** 'Bridgette Braley'  
**Subject:** FW: Attached is the "request for modification" submitted to the ZBA

Hi Carly,  
No issues with the Willows.

Jane Morriss  
Administrative Assistant  
Ayer Board of Health  
[jmorriss@ayer.ma.us](mailto:jmorriss@ayer.ma.us)  
978-772-8213

-----Original Message-----

From: Bridgette Braley [<mailto:bbraley@nashoba.org>]  
Sent: Wednesday, October 29, 2014 10:32 AM  
To: Ayer Board of Health  
Subject: RE: Attached is the "request for modification" submitted to the ZBA

Forget previous message....they are all set. :-)

--

Bridgette Braley R.S.  
District Health Inspector  
Nashoba Associated Boards of Health  
978-772-3335 ex 303

-----Original Message-----

From: Ayer Board of Health [<mailto:boh@ayer.ma.us>]  
Sent: Wednesday, October 29, 2014 9:44 AM  
To: Bridgette Braley  
Subject: Attached is the "request for modification" submitted to the ZBA

Hi Bridgette,  
Attached is the "request for modification" submitted to the ZBA by the Willows Road Development people asking for our review, comments and recommendations.  
Pam looked at it and didn't think we had much to say about it . . . BUT since you're in the office catching up on paperwork -- It's due today.

Thanks Bridgette!

Jane Morriss  
Administrative Assistant  
Ayer Board of Health





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*other: request for  
modification  
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Approved                       Modifications Needed                       Disapprove

Comments:  
No issues with DPW

Signed *[Signature]*

Title DPW Supt.

Date 10/28/14



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Comments:

Signed [Signature]

Title Lieutenant - Police Dept

Date 10/24/14



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Comments: Need more info on house numbering.

Signed [Signature]

Title Fire Chief

Date 10/27/14



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other: request for modification 40B project

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Comments: THE REQUESTED MODIFICATIONS ARE REASONABLE CONSIDERING THE SOILS CONDITIONS.

Signed [Signature]

Title BUILDING COMMISSIONER

Date 30, OCT. '14.





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Comments:  
Conservation Public Hearing for Amendment to current Orders of Conditions scheduled for Nov. 20th @ 7:15pm.

Signed [Signature] Title \_\_\_\_\_

Date 10/29/2014



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Comments:

Signed Susan Copeland

Title Town Clerk Tax Collector

Date October 28 2014