RECEIVED FOWN CLERK TOWN OF AYER

2015 AUG 17 AM 9: 00 C/

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



Wednesday August 19, 2015 Open Session Meeting Agenda

7:00 PM	Call to Order
	Public Hearing – Application for Variance – Air 22, LLC. 22 Fitchburg Road (Filed July 21, 2015)
7:10 PM	Public Hearing – Application for Variance – John Horgan 41 Nashua Street (Filed July 23, 2015)
7:20 PM	Public Hearing – Application for Variance – HRES, LLC. 19 Fitchburg Road (Filed July 24, 2015)
	Action Item Non Substantial Modification to previously approved variance (10/8/14)
7:35 PM	Public Hearing – Application for Special Permit – Calco, LLC. 22 West Main Street (Filed July 24, 2015)
7:50 PM	<u>Public Hearing – Application for Special Permit – Fuchser, Antonella</u> 84A Groton School Road (Filed July 24, 2015)
8:10 PM	Public Hearing – Application for Special Permit & Variance – G.S. Holdings, LLC. 14 Washington Street (Filed July 27, 2015)
	Discussion Items 1. Zening Bylaw Undete

1. Zoning Bylaw Update

Approval of Meeting Minutes

1. June 17, 2015

Adjournment

The next ZBA Meeting will be September 16, 2015

TOWN OF AYER

2015 JUL 22 PM 2: 05

MMW OF AYER

Town of Ayer Zoning Board of Appeals Public Hearing Notice



The Ayer ZBA will conduct a public hearing at 7:00 PM on Wednesday August 19, 2015 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by Air 22, LLC., 22 Fitchburg Road Ayer, MA 01432. Applicant seeks a variance from Ayer Zoning Bylaw Section 8.4.1 height of sign, seeking 18'11" where is 15' is allowed and for square footage of sign, seeking square footage not to exceed 98 sq. ft. where 40 sq. ft. is allowed.

Advertised July 31, 2015 and August 7, 2015, The Ayer Public Spirit

TOWN CLERK TOWN OF AYER 115 JUL 21 PM 2: 43 WWW.EXOPELAND



Town of Ayer ZONING BOARD OF APPEALS APPLICATION FOR A HEARING

Notes to the Petitioner:

- 1. All applications for a hearing must be received by the Town Administrator's Office and accompanied by:
 - (6) copies of a registered engineered drawing (size 8 ½ x 11 or 11 x 17),
 - Certified list of abutters within 300 feet of the premise and certified by the Town of Ayer Board of Assessors. (all certified mail documents receipts are to be given with the application and mailed by applicant with an abutters notice)
- 2. The application, when completed and signed, must be filed with a <u>non-refundable</u> <u>application</u> fee of one hundred-sixty five dollars (\$165.00) and a legal ad fee of eighty five dollars (\$85.00). Both checks should be made payable to the "Town of Ayer".
- 3. The ZBA shall duly post and conduct a public hearing within 65 days of receiving a completed application and render a decision within 14 days of the close of the Public Hearing. The applicant must wait the appeal period (20 days) after filing the decision with the Town Clerk. The decision, or notice thereof, must be filed by the applicant, at the South Middlesex County Registry of Deeds in Cambridge. Prior to obtaining a building permit, the applicant must present evidence of Registry filing to the Building Inspector and ZBA. This evidence may be a receipt from the Registry with an Instrument number or proof of the Book and Page assigned.

Name of Applicant:	HIr dd, LLL
	975 Merrian Ave, Suite 213 Leominst
	978-840-0008 (Address) (Phone Number)
Applicant is (check o	ne) VOwner Tenant Licensee Prospective Buyer
netition (list as it app	s of each holder or legal title to the land which is the subject of this ears on the Deed): 375 Merriam Ave. Suite 213 Leominster, MA 01453
•	

Location of Property: 22 Fitchburg Road, Ayer
Assessor's Map 18 Parcel 2 Land Size 3.00 Acres
Zoning District (circle one) A-1 A-2 GR GB DB LI HI
Registry of Deeds Book 38438 Page 002
Water Overlay District (circle one) Zone I Zone II N/A
The undersigned hereby petitions the Town of Ayer Zoning Board of Appeals to vary the terms of the Zoning Bylaws for the following purpose:
A VARIANCE from the requirements of the Town of Ayer Zoning Bylaws
A SPECIAL PERMIT for a specific use which is subject the approval of the Zoning Board of Appeals (For Home Occupations see Page 3 of this Form)
A SPECIAL PERMIT to expand, alter, or change a non-conforming use or structure.
ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)
Other (Please specify):
Did you request a building permit from the Town of Ayer Building Inspector? No Yes/No
If yes, were you denied a permit by the Town of Ayer Building Inspector? Yes/No
If you were denied a permit, please attach a copy of the decision or state the reasons for the denial.

Completed application Two checks made payable to "Town of Ayer" in the amount of \$165.00 & \$85.00. Six (6) copies of the certified plot plan (8 ½ x 11 or 11 x 17) List of abutters Certified by the Assessors office Completed certified mail documents (certified mailing to be done by applicant and copied to ZBA's Office Manager along with receipts before the scheduled Public Hearing)



A	BOS/Town Administrator	Review De	eadline Date _	Monday August 10, 2015
	Board of Health			ednesday August 19, 2015
	Department of Public Works	Public Hea	aring Date	edilesday August 15, 2015
	Police Department Fire Department Building Inspector/Zoning Ent Conservation Committee Tax Collector Assessor's Office	forcement Officer	Applicant seek height of sign, allowed and fo	sing variance from ZBL 8.4.1, seeking 18'11 where 15' is or sq.ft. of sign, seeking sq.ft. 99sq.ft. where 40sq.ft. is
X Vari	ance	_Special Permit	-	Finding/Appeal
Description_	Ayer Shop 'n Save Sign Variand	ce Request		
Submitted by	Air 22, LLC		_ Date	July 21, 2015
Address22	Fitchburg Road	TelephoneMarc (Cormier of Ge	ronimo Properties 978-840-00
Address This plan is s Administrato	ubmitted for your review, comment's Office by the Review Deadline	nts, and recommendations Date so that the Zoning	s. Please retur	n to the Town sider your recommendation.
Address This plan is s Administrato	ubmitted for your review, comment's Office by the Review Deadline	nts, and recommendation	s. Please retur	



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X	Board of Health	2.5.1.26		dneeder August 10, 2015
	Department of Public Works	Public	Hearing Date	dnesday August 19, 2015
	Police Department			
	Fire Department			ing variance from ZBL 8.4.1,
	Building Inspector/Zoning E	Enforcement Officer		seeking 18'11 where 15' is sq.ft, of sign, seeking sq.ft.
	Conservation Committee			9sq.ft. where 40sq.ft. is
	Tax Collector		allowed.	254.1t. Where 1054.1t. 15
-	Assessor's Office		223 11 5-01	
X Varia	ance	Special Permit		Finding/Appeal
Description_	Ayer Shop 'n Save Sign Varia	ance Request		
	Air 22 II C			July 21, 2015
ubmitted by	Air 22, LLC		Date	
	abmitted for your review, comn 's Office by the Review Deadli			
✓ Appı	roved	Modifications Neede	d	Disapprove
omments:				
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Wednesday August 19, 2015 Public Hearing Date
Applicant seeking variance from ZBL 8.4.1, height of sign, seeking 18'11 where 15' is allowed and for sq.ft. of sign, seeking sq.ft. not to exceed 99sq.ft. where 40sq.ft. is allowed. Finding/Appeal July 21, 2015 Date Marc Cormier of Geronimo Properties 978-840-00
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nendations. Please return to the Town Le Zoning Board can consider your recommendation. Needed Disapprove
DPW Sopt



BOS/Town Administrator	Review De	Monday August 10, 2015
Board of Health		Wednesday August 19, 2015
Department of Public Works	Public Hea	ring Date
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ubmitted byAir 22, LLC		July 21, 2015 Date
22 Fitchburg Road	Marc C	Cormier of Geronimo Properties 978-840-0
his plan is submitted for your review, commer dministrator's Office by the Review Deadline		
omments:		
gned 200m	Title_Chep	1013
3	Tide	Police



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Board of Health Department of Public Works	Wednesday August 19, 2015 Public Hearing Date
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Address	Fitchburg Road ubmitted for your review, comme r's Office by the Review Deadline	ents, and recommendati	c Cormier of Geronimo Properties 978-840-0 ons. Please return to the Town ng Board can consider your recommendation.
App	proved	_Modifications Needed	Disapprove
Comments:			
NO DB	EVATION IS BIG ENOUGH	TO HONDLU THE	EXTRA HEIGHT.
Signed_	MATO.	Title_Palu	Comm.



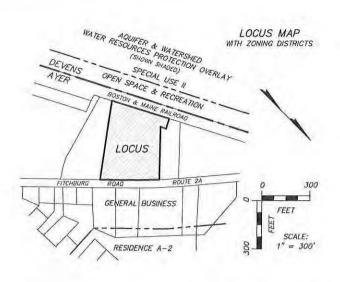
	BOS/Town Administrator	Review	Deadline Date	Monday August 10, 2015
	Board of Health Department of Public Works			Wednesday August 19, 2015
<u> </u>	Police Department Fire Department Building Inspector/Zoning E Conservation Committee Tax Collector Assessor's Office		Applicant s height of sig allowed and	eeking variance from ZBL 8.4.1 gn, seeking 18'11 where 15' is I for sq.ft. of sign, seeking sq.ft. ed 99sq.ft. where 40sq.ft. is
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Mo	difications Needed		Disapprove
Comments:			



	DIMENSIONAL	TABLE	
CRITERIA	ZONING MINIMUM	EXISTING	PROPOSED
GROSS FLOOR AREA (GFA)		21,962 S.F.	+1,740=23,702 S.F
BUILDING AREA		21,962 S.F.	+1,740=23,702 S.F
OPEN SPACE AREA		15,176 S.F.	UNCHANGED
LOT AREA	15,000 S.F.	±153,317.8 S.F.	UNCHANGED
LOT FRONTAGE	100 FT.	398.66 FT.	UNCHANGED
FRONT YARD	30 FT.	200.0 FT.	221.1 FT.
SIDE YARD	25 FT.	63.2 FT.	UNCHANGED
REAR YARD	20 FT.	31,4 FT.	UNCHANGED
OPEN SPACE PERCENT	20%	10%	UNCHANGED
RETAIL STORE PARKING SPACES	1/200 S.F. GFA	110	119
PARKING SPACES PROVIDED		143	UNCHANGED
PARKING FACILITY AREA	350 S.F./SPACE	812 S.F.	800 S.F.
PARKING BUILDING SETBACK	10 FT.	34.2 FT.	21.0 FT.
PARKING LOT LINE SETBACK	8 FT.	2.6 FT.	UNCHANGED
PARKING STREET SETBACK	30 FT.	7.2 FT.	UNCHANGED
CRITERIA	ZONING MAXIMUM	EXISTING	PROPOSED
BUILDING HEIGHT	35 FT.	±27 FT.	UNCHANGED
BUILDING STORIES	3	t	1
FLOOR AREA RATIO (FAR)	1.25	0.14	0.15
BUILDING COVERAGE	60%	14%	15%

LEGEND



NOTES:

- A. EXISTING CONDITIONS
- THE LOCUS PROPERTY CONSISTS OF ASSESSORS MAP 18, LOT 2, RECORDED IN MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS BOOK 38438, PAGE 2, AND COMPRISING ±3.52 ACRES.
- 2. ZONING DISTRICT: GENERAL BUSINESS
- 3. TOPOGRAPHY IS BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- 4. LOCUS AND MCINITY PROPERTY LINES, TOPOGRAPHY AND SITE FEATURES SHOWN ARE THE RESULT OF AN OW-THE-GROUND SURVEY, CONDUCTED IN 2009 BY WHITMAN & BINGHAM ASSOCIATES, LLC AND SUPPLED BY ELECTRONIC MAIL ON SEPTEMBER J, 2010, BY B. THOMAS HEINZER ASSOCIATES, INC., FILE 03-22-2010 SIE LAYOUT.DING.
- 5. EXISTING UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND ARE NOT WARRANTEED TO BE EXACT OR COMPLETE. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR HIPLED.
- 6, NO PORTION OF THIS SITE IS CONTAINED WITHIN A FEMA FLOOD HAZARO AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE TOWN OF AYER, COMMUNITY—PANEL NO. 250180—0203—E, EFFECTIVE JUNE 4, 2010.
- 7. NO PORTION OF THIS SITE IS CONTAINED WITHIN THE AYER AQUIFER PROTECTION OVERLAY DISTRICT.
- 8. NO PORTION OF THIS SITE IS CONTAINED WITHIN A DEPARTMENT OF ENMRONMENTAL PROTECTION (DEP) PROTECTIVE ZONE FOR PUBLIC WATER SUPPLIES, AS SHOWN ON THE MASSOIS ONLINE DATALAYERS
- 9. NO PORTIONS OF THIS SITE ARE CONTAINED WITHIN ISOLATED LAND SUBJECT TO FLOODING, AM AREA SUBJECT TO THE WINSDICTION OF THE MASSACHUSETTS WEILANDS PROTECTION ACT AND THE ATER GENERAL BUYLANG ARTICLE XXVI, BY-LAW ON
- 11, NO PORTION OF THIS SITE IS CONTAINED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN.
- 12. TOPOGRAPHY FROM FITCHBURG ROAD NORTHWARD IS TAKEN FROM A PLAN ENTITLED, "SITE PLAN OF LAND IN AYER, MASS. PREPARED FOR T. J. ANDERSON & SON FUNERAL HOME, INC., REVSEO FEBRUARY 3, 2003, PLAN NO. L-6818, BY DAVID E. ROSS ASSOCIATES, INC.
- B. CONSTRUCTION METHODOLOGIES
- 1, UNLESS OTHERWISE SHOWN OR SPECIFIED, ALL WORK, MATERIALS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE MASSACHISETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIMISION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LAYEST EDITION, TOWN OF AYER RECUREMENTS, AND INDIVIDUAL UTILITY COMPANY REQUIREMENTS.
- 3. THE CONTRACTOR SHALL CALL 1-888-DIG-SAFE (1-888-344-7233) AND OBTAIN A DIG SAFE NUMBER A MINIMUM OF 72 HOURS IN ADVANCE OF SUBSURFACE SITE EXPLORATION OR INITIATION OF CONSTRUCTION, AS REQUIRCE BY LAW.
- 4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF UTILITIES PRIOR TO CONSTRUCTION, TO CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONDITIONS FOUND WHICH PROHIBIT THE PLACEMENT OF UTILITIES AS INDICATED. THE
- 5. CONSTRUCTION ACTIVITIES SHALL NOT RESULT IN THE INTERRUPTION OF UTILITIES OR ACCESS TO ADJACENT SITES.

- C. EROSION & SEDIMENTATION CONTROL
- THE CONTRACTOR AND PROPERTY OWNER ARE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THEY SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN. THIS PLAN SHALL BE ADAPTED TO THE THE CONTRACT OF THE PROPERTY OF THE PROPERT SPECIFIED HEREIN. THIS PEAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS AND ANY SPECIAL CONDITIONS ISSUED BY PERMITTING AUTHORITIES.
- A TEMPORARY STONE ACCESS AREA SHALL BE ESTABLISHED AT THE DRIVEWAY ENTRANCE TO COLLECT ENTRAPPED SOLS AND SEDIMENT FROM CONSTRUCTION AND SERVICE VEHICLES ENTERING AND LEAVING THE STITE. THIS ACCESS AREA SHALL BE THE SINGULAR ACCESS FOR ALL CONSTRUCTION VEHICLES. THE STONE SHALL BE REPLACED REGULARY AS WELL AS WHEN THE STONE IS SLIT LADEN. THE CONSTRUCTION ENTRANCE SHALL BE LETT IN PLACE UNIT. THE PERMANENT DRIVEWAY SURFACE IS INSTALLED.
- 3. ONLY THE MINIMUM AREA SHALL BE DISTURBED FOR ALL CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SIE TO BE USED TO SUPPLIEURT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HAYBALES, SILT FENCES AND CRUSHED STONE.
- 5. ALL SITE WORK SHALL BE STABILIZED AT THE END OF THE WORK DAY OR PRIOR TO ANTICIPATED CONDITIONS WHICH COULD CAUSE EROSION OR AIR-BORNE SEDIMENT PROBLEMS (I.E., RAIN, HIGH WINDS, EXPOSED SUPFACES OR STEEP SLOPES).
- SITE OPERATIONS IN THE AREA OF DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER TO MAINTAIN OR CREATE GRADES AND SURFACES WHICH SLOPE AWAY FROM ADJUNING ROADS AND ABUTTING PROPERTIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT TOWN STREETS AND ADJOINING PROPERTIES ARE KEPT CLEAR OF ALL CONSTRUCTION RELATED DEBRIS.

- ALL DEVELOPMENT IS PROPOSED WITHIN EXISTING AREAS OF DISTURBANCE. NO NET INCREASE IN RUNOFF IS ANTICIPATED AS THE NEW VESTIBULE WILL REPLACE AN EXISTING CARPORT.
- SITE GRADING IS PROPOSED FOR STORMWATER RUNOFF TO SHEET FLOW ACROSS THE PAYED AREAS TO ON-SITE CATCH BASINS AS THE RUNOFF CURRENTLY TRAYELS.
- ALL STRUCTURES SHALL BE CAPABLE OF AASHTO HS-20 LOADING FOR THE CONDITIONS SHOWN.
- EXISTING UTILITY SERVICE CONNECTIONS ENCOUNTERED SHALL BE RESET OF RELOCATED AS NEEDED. ALL ASPECTS OF DHIS WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY ON EPPARTMENT.
- 5. EACH UTILITY SHALL HAVE A METALLIC, COLOR CODED EACH UTILITY SHALL HAVE A METALLIC, COLOR CODED IRACER TAPE PLACED 12". ABOVE THE PIPE OR CONDUIT AND NOT CLOSER THAN 12" FROM FINISHED GRADE. THE TAPE SHALL BE RECOVERABLE BY A METAL DETECTOR AND SHALL HAVE PRINTED ON THE TAPE THE TYPE OF UTILITY BURIED BELOW. ALL BACKFILL MATERIAL SHALL HAVE NO STONES GREATER THAN 2".
- E. PROPOSED CONDITIONS
- SITE TRAFFIC WILL CONTINUE TO INCLUDE AUTOMOBILES, SERVICE VANS, SU-40 SINGLE-UNIT PARCEL DELIVERY TRUCKS, AND WB-67 TRAGTOR-TRAILER TRUCKS.
- LIGHTING WILL CONTINUE TO OCCUR FROM DUSK UNTIL
- 3. TRAFFIC CONTROL SIGNS AND MARKINGS SHALL CONFORM TO THE STANDARDS OF THE FEDERAL TRAFFIC CONTROL DEVICES," LATEST EDITION.
- SIGNS SHALL CONFORM TO ALL APPLICABLE ZONING SECTIONS AND REQUIREMENTS.
- F. FUTURE MODIFICATIONS

SHOULD THIS BUSINESS EXPERIENCE A SIGNIFICANT CHANGE OF USE, THE BUSINESS WILL EXTEND TO THE AYER PLANNING BOARD A COURTESY REVIEW OF THE FACILITY'S PLAN MODIFICATIONS.



Stephen J. Mullane ORIGINAL ISSUE 3/10/2015 NO. BY DATE REVISION ENGINEER

GUY MRE



SITE PLAN OF LAND IN AYER, MASSACHUSETTS LOCATED AT 22 FITCHBURG ROAD



AIR 22 LLC

C/O GERONIMO PROPERTIES, INC., 975 MERRIAM AVENUE, SUITE 213 LEOMINSTER, MA 01453-1220 TEL: 978 840-0008 FAX: 978 840-0009

DRAWN: SJM CHECK: MAL

S. J. MULLANEY ENGINEERING, INC.

CIVIL SITE DESIGN & PERMITTING 305 WHITNEY ST. - SUITE G3 - P.O. BOX 752 - LEOMINSTER, MA 01453-0752 TEL: 978 534-3131 - FAX: 978 534-3197 - EMAIL: info@sjmullaney.com

PLAN NO. 34 - D - 3





EXISTING FRONT ELEVATION - SIGN VARIANCE 3/32" = 1'-0"

The Design Studio BTH

GERONIM COMMERCIAL PROPERTIE

AYER SHOP \$ SAVE ADDITION

22 FITCHBURG ROAD AYER, MA 01432

AYER REALTY 975 MERRIAM AVENUE, SUITE 2 LEOMINSTER, MA 01453

THE DRAWINGS, SPECIFICATIONS AND O DOCUMENTS PREPARED BY B. THOMHEINER ASSOCIATES, INC. FOR THIS FIX ARE THE PROPERTY OF B. THOMAS HEIN ASSOCIATES, INC. AND ARE INSTRUMENT THE DESIGN SERVICE FOR USE SOLELY RESPECT TO THIS PROJECT AND UNITE. RESPECT TO THIS PROJECT AND UNILE OTHERWISE PROVIDED BY B. THOMAS HE ASSOCIATES, INC, SHALL NOT BE USED WHOLE OR IN PART FOR ANY USE OTHER THE ORIGINAL PROJECT WITHOUT THI EXPRESSED WRITTEN PERMISSION OF THOMAS HEINZER ASSOCIATES, INC

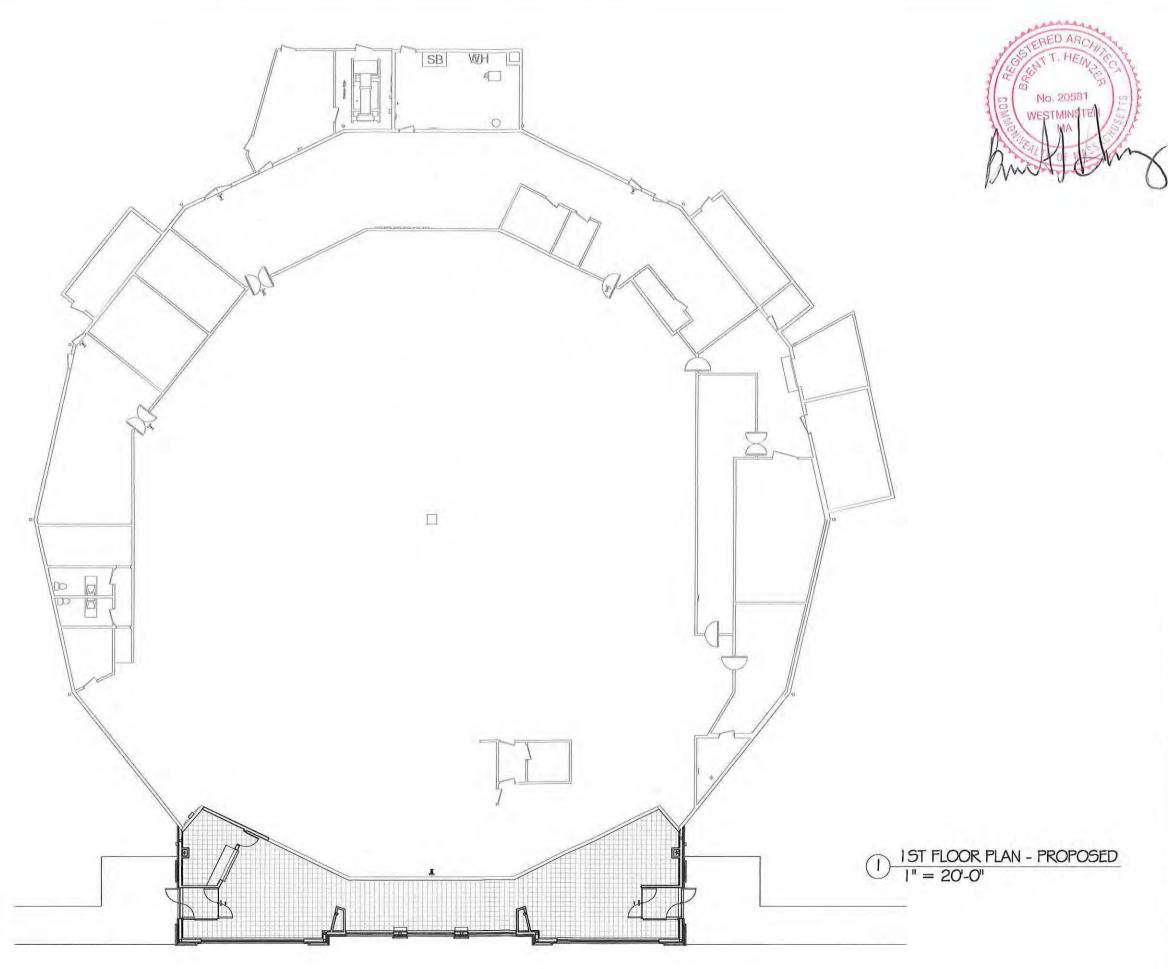
SIGNAGE PERMIT

Drawing Name NEW AND **EXISTING SIGN** WALL ELEVATION

Drawn by: BTH

File: Calherd Front Thomas Road Scale: 3/32' = 1'-0"

SIGN



The Design Studio



GERONIM COMMERCIAL PROPERTIE

DATE DESCRIPTION

AYER SHOP \$ SAVE ADDITION

22 FITCHBURG ROAD AYER, MA 01432

AYER REALTY 975 MERRIAM AVENUE, SUITE 2 LEOMINSTER, MA 01453

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SIGNAGE PERMI

Drawing Name:

NEW FLOOR PLA

Job No: BTH-949 Date: JULY 9, 2015

Drawn by: Author

Checked by: Checker File: C'Uberstret Thorse/Nourrots/CA-SIH-949 ATT REALD Scale: 1" = 20-0

© B. Thomas Heinzer Associates, Inc.

Sheet No: SIGN 103

RECEIVED TOWN CLERK TOWN OF AYER

2015 JUL 23 PM 3: 28 SUNCTOPLAND

Town of Ayer Zoning Board of Appeals Public Hearing Notice



The Ayer ZBA will conduct a public hearing at 7:10 PM on Wednesday August 19, 2015 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by John Horgan, 41 Nashua Street Ayer, MA 01432. Applicant seeks a variance to construct an accessory structure (carport) located over existing driveway but closer to frontage than primary structure on side street. Applicant also seeks to move structure immediately adjacent to existing stone wall.

Advertised July 31, 2015 and August 7, 2015, The Ayer Public Spirit

TOWN CLERK TOWN OF AYER 2015 JUL 23 PM 3: 06



ZONING BOARD OF APPEALS APPLICATION FOR A HEARING

Notes to the Petitioner:

- All applications for a hearing must be received by the Town Administrator's Office and accompanied by:
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John Horgan		
41 Nashua St.	(Full Name)	
978-772-2751	(Address)	
	(Phone Number)	
ne) × Owner Tenan	t LicenseeProspective Buyer	
of each holder or legal titl ars on the Deed): ne Horgan	e to the land which is the subject of this	
	41 Nashua St. 978-772-2751 ne) X Owner Tenan of each holder or legal titl ars on the Deed):	

Location of Property: 41 Nashua St.	
Assessor's Map 19 Parcel 172 Land Size 12,632	±s.f.
Zoning District (circle one) A-1 (A-2) GR GB DB LI HI	
Registry of Deeds Book Page	
Water Overlay District (circle one) Zone I Zone II N/	A
The undersigned hereby petitions the Town of Ayer Zoning Board of Appeals terms of the Zoning Bylaws for the following purpose:	to vary the
X A VARIANCE from the requirements of the Town of Ayer Zoning B	ylaws
A SPECIAL PERMIT for a specific use which is subject the approval Zoning Board of Appeals (For Home Occupations see Page 3 of this F	
A SPECIAL PERMIT to expand, alter, or change a non-conforming u structure.	ise or
ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)	
Other (Please specify):	
Did you request a building permit from the Town of Ayer Building Inspector?	
If yes, were you denied a permit by the Town of Ayer Building Inspector?	Yes/No
If you were denied a permit, please attach a copy of the decision or state the redenial.	Yes/No asons for the

State briefly the reasons for application: To obtain a building permit for the construction of an accessor
structure (Carport), that would be located over existing drivew
but closer to frontage than "primary" structure on side street
This is a corner lot w/ frontage on 2 streets.
Also to move the proposed structure immediately adjacent to
the existing stonewall.
rev. 7/23/15
Date: 5/19/15 Signed by BUS Press or GPR/w.
(Petitioner) As Accept For
41 Nashua St.
(Street Address)
978-772-2751
(Daytime Telephone Number)
Check List:
Completed application
Two checks made payable to "Town of Ayer" in the amount of \$165.00 & \$85.00.
Six (6) copies of the certified plot plan (8 ½ x 11 or 11 x 17)
List of abutters Certified by the Assessors office
Completed certified mail documents (certified mailing to be done by applicant and copied to ZBA's Office Manager along with receipts before the scheduled Public Hearing)

Zoning Board of Appeals

Variance Application

for

41 Nashua St.

Nature and Justification

Revised 7/23/15

The applicants, John and Geraldine Horgan, have owned and lived at 41 Nashua Street since 1960. The property at 41 Nashua Street is a corner lot having 126.2'+/- on Nashua Street and 100'+/- on Summit Ave. The lot area is 12,632+/- square feet with an existing single family dwelling and a shed. The owners desire to build a detached carport over the existing driveway. The existing driveway is in the southeast corner of the property with access on Summit Ave. The existing driveway comes onto the property approximately thirty-eight feet and within five feet of the side lot line.

The Ayer Zoning Bylaw permits accessory structures no nearer to than five feet to the side or rear lot line (Section 5.8 d). We have been told that an accessory structure must be back of the primary structure. Section 5.8 a requires the yard provisions for principal structures to apply to accessory structures, both detached or attached to the principal structure, when used for human occupancy. Section 5.8 b requires a ten foot setback for one story accessory structures.

The shape of the lot at 41 Nashua Street is limited for an accessory structure meeting these requirements given the lot is a corner lot. The existing house sits on the lot roughly thirty-six feet back from Nashua Street and thirty-seven feet back from Summit Street. The placement of the house leaves twenty-four feet to the side line to the north along Nashua Street and twenty-seven feet to the east along Summit Street. The topography rises up in elevation behind the house using an existing retaining wall to allow for the driveway and a relatively level back yard space.

The location of the existing driveway has taken into account the limitations of the site: 1) avoiding a driveway too close to the intersection for the streets, 2) attempting to not be in front of the principal structure (placed in the corner and behind the front of the house), 3) the retaining wall allows for the yard to slope away from the house slightly and permits a level area to park. The owners wish to make use of the existing driveway location and add a carport for increased protection against the New England elements.

By locating the carport/garage type structure over the existing driveway in the same location the Horgans have parked for years is a continuation of the balancing of the setbacks for accessory

structures. On behalf of John and Geraldine Horgan, GPR respectfully requests the Ayer Zoning Board of Appeals grant relief from Section 5.8.a to allow the proposed carport/garage to be located slightly in front of the front yard setback and in front of the existing house, Section 5.8.b to be located within ten feet of the primary structure and Section 5.8.d to be within five feet (three and zero tenths) of the side yard line.

The shape of the lot at 41 Nashua Street limits the space to build a carport/garage. The topography slopes up on both side yards, but the owner has previously built a retaining wall to level the portion of the lot where they park now. These conditions apply to the lot at 41 Nashua Street, but not to the zoning district in which they are located. Literal enforcement of the provisions of the Zoning Bylaw would be a substantial hardship. It is our opinion that desirable relief can be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Bylaw.

On behalf of the applicant, John and Geraldine Horgan, we respectfully request a variance from Section 5.8.a to allow the proposed carport/garage to be located slightly in front of the front yard setback and in front of the existing house, Section 5.8.b to be located within ten feet of the primary structure (five feet) and Section 5.8.d to be within five feet (three and zero tenths) of the side yard line. These conditions do not affect the zoning district as a whole and are unique to the land shown on the attached plan.

The change from the previous request (filed 5/19/15) is due to a misunderstanding between the applicant and GPR. Mr. Horgan would like the posts of the carport immediately adjacent or as close as possible to the driveway face of the stonewall.



Existing Driveway from Summit Street



View from Nashua Street



View from Summit Street



_X	BOS/Town Administrator Board of Health Department of Public Works Police Department Fire Department Building Inspector/Zoning Ent Conservation Committee Tax Collector Assessor's Office	Public I	Applicant se accessory streexisting drive primary structure.	Monday August 10, 2015 Wednesday August 19, 2015 eeks a variance to construct an ucture (carport) located over eway but closer to frontage thar cture on side street. Applicant move structure immediately
Varia	nce	_Special Permit	7	xisting stone wall Finding/Appeal
Description	John Horgan			
Submitted by _	GPR, Inc.		Date	07-23-15
Address 41 N	Vashua Street	TelephoneB	ruce, GPR 978-	772-1590
	bmitted for your review, comme s Office by the Review Deadline			
Appro	oved	_Modifications Needed		Disapprove
Comments:	Vo issurs.			
	Pet a. Pettime		Admin.	's trator



	BOS/Town Administrator	Review D	Deadline Date Monday August 10, 2015
X	Board of Health Department of Public Works		earing DateWednesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning E Conservation Committee Tax Collector Assessor's Office	inforcement Officer	Applicant seeks a variance to construct an accessory structure (carport) located over existing driveway but closer to frontage tha primary structure on side street. Applicant also seeks to move structure immediately adjacent to existing stone wall.
Vai	iance	Special Permit	Finding/Appeal
Description_	John Horgan		b
Submitted by	GPR, Inc.		Date07-23-15
Address_4	Nashua Street	TelephoneBrue	ce, GPR 978-772-1590
-	submitted for your review, commor's Office by the Review Deadlin		ns. Please return to the Town Board can consider your recommendation.
/_App	proved	_Modifications Needed	Disapprove
Comments:			
Signed /	nidgette Meli	4 Title 1-16a	Hh Agens

<u>Town of Ayer</u> <u>Zoning Board of Appeals</u> <u>Transmittal Form – Department Head Review</u>



	BOS/Town Administrator	Review	Deadline Date	Monday August 10, 2015
X	Board of Health Department of Public Wor			Wednesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office		Applicant so accessory str existing driv primary stru also seeks to	eeks a variance to construct an cucture (carport) located over eway but closer to frontage than acture on side street. Applicant move structure immediately existing stone wall.
Vari	ance	Special Permit		Finding/Appeal
Description_	John Horgan			
Submitted by	GPR, Inc.		Date	07-23-15
Address_41	Nashua Street	TelephoneB	ruce, GPR 978	-772-1590
This plan is so	ubmitted for your review, con	nments, and recommendat	ions. Please ret	
This plan is su	ubmitted for your review, con	nments, and recommendat	ions. Please ret ng Board can co	urn to the Town



BOS/Town Administrator Board of Health Department of Public Works Police Department Fire Department		Deadline Date	
The second of th	Public .	Hearing DateWednesday Au	gust 19, 2015
Building Inspector/Zoning E. Conservation Committee Tax Collector Assessor's Office	nforcement Officer) located over to frontage than reet. Applicant immediately
	Special Permit	Findin	ng/Appeal
John Horgan			
GPR, Inc.		Date07-23-15	-
Vashua Street	Telephone B	ruce, GPR 978-772-1590	
s Office by the Review Deadlin	e Date so that the Zoni	ng Board can consider your rec	ommendation.
	_Modifications Needed		_Disapprove
	Assessor's Office Iohn Horgan GPR, Inc. Nashua Street	Assessor's Office Special Permit John Horgan GPR, Inc. Nashua Street Telephone bmitted for your review, comments, and recommendations Office by the Review Deadline Date so that the Zonical Permit	Assessor's Office also seeks to move structure adjacent to existing stone was structure adjacent to existing stone was some and seeks to move structure adjacent to existing stone was commented for your review, comments, and recommendations. Please return to the Town of the Soffice by the Review Deadline Date so that the Zoning Board can consider your recommendations.



BOS/Town Administrator	Review	Deadline Date _	Monday August 10, 2015
Board of Health		ALCO AND A SECURE	Industrial Assessed 10, 2015
Department of Public Wor	cks Public I	Hearing Date	/ednesday August 19, 2015
Police Department			
Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office	g Enforcement Officer	accessory stru existing drive primary struc also seeks to n	eks a variance to construct an cture (carport) located over way but closer to frontage than ture on side street. Applicant nove structure immediately isting stone wall.
Variance	Special Permit		Finding/Appeal
DescriptionJohn Horgan			
Submitted byGPR, Inc.		Date0	7-23-15
Address 41 Nashua Street This plan is submitted for your review, cor	nments, and recommendation		n to the Town
Administrator's Office by the Review Dead	dline Date so that the Zonir	ng Board can cor	sider your recommendation.
Approved	Modifications Needed		Disapprove
Comments:			
Signed	Title_Fix	Chief	,
Date 7-24-15			

<u>Town of Ayer</u> <u>Zoning Board of Appeals</u> <u>Transmittal Form – Department Head Review</u>



BOS/Town Administrator	Review Deadline DateMonday August 10, 2015
Board of Health Department of Public Works	Public Hearing DateWednesday August 19, 2015
Police Department Fire Department Building Inspector/Zoning Enforcem Conservation Committee Tax Collector Assessor's Office	Applicant seeks a variance to construct an
X VarianceSpecia	al PermitFinding/Appeal
DescriptionJohn Horgan	
Submitted byGPR, Inc.	Date07-23-15
Address 41 Nashua Street This plan is submitted for your review, comments, an	
Administrator's Office by the Review Deadline Date s	so that the Zoning Board can consider your recommendation.
Modif	fications NeededDisapprove
THAN NO OBJUCTIONS.	
Signed Signed	Title Bulion Comm



ВО	S/Town Administrator	Revie	w Deadline Date	Monday August 10, 2015
	rd of Health			
Dep	artment of Public Works	Public	: Hearing Date _	Wednesday August 19, 2015
	ce Department			
Buil Con	Department ding Inspector/Zoning En servation Committee Collector essor's Office	nforcement Officer	accessory str existing drive primary stru also seeks to	eeks a variance to construct an ucture (carport) located over eway but closer to frontage that cture on side street. Applicant move structure immediately xisting stone wall.
Variance	-	_Special Permit		Finding/Appeal
DescriptionJob	nn Horgan			
Submitted by	GPR, Inc.		Date	07-23-15
Address 41 Nashu	a Street	Telephone	Bruce, GPR 978-	772-1590
	ed for your review, comme ice by the Review Deadline			urn to the Town onsider your recommendation.
Approved		_Modifications Need	ed	Disapprove
Comments:				
NOT JUI	RIS DICTIONAL	•		
Signed		CHI	sinm Aw	
7. 23	3.15			



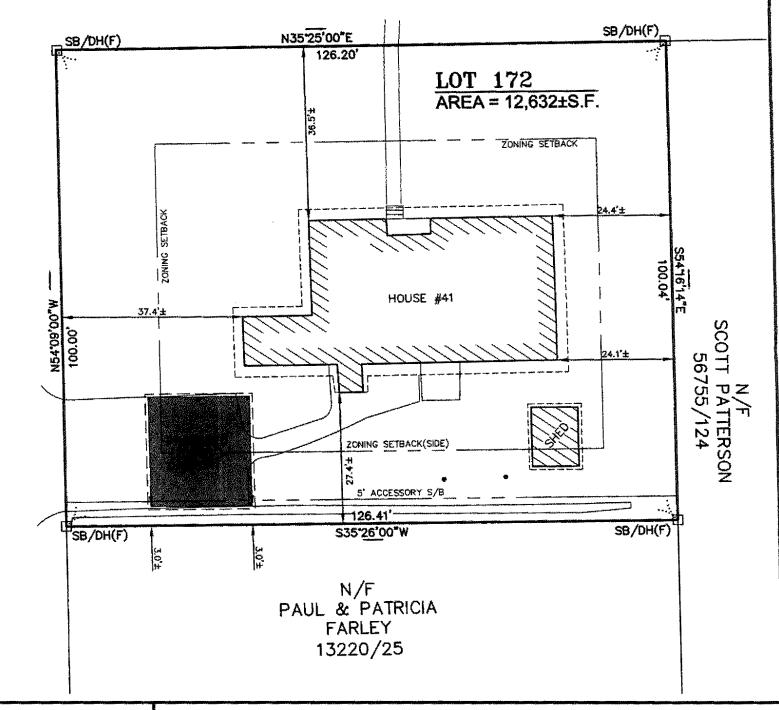
BOS/Town Administrator	Review I	Deadline Date	Monday August 10, 2015
Board of Health Department of Public Works			ednesday August 19, 2015
Police Department Fire Department Building Inspector/Zoning Enfo Conservation Committee Tax Collector Assessor's Office	orcement Officer	accessory structeristing drivew primary structeralso seeks to m	as a variance to construct an ture (carport) located over ay but closer to frontage tha are on side street. Applicant ove structure immediately sting stone wall.
Variance	Special Permit	-	Finding/Appeal
Description John Horgan			
Submitted by		Date 07	-23-15
Address 41 Nashua Street This plan is submitted for your review, comment	Telephone		
Administrator's Office by the Review Deadline I			
ApprovedN	Modifications Needed		Disapprove
Comments:			
Signed Market Signed	The Sarl	Meter	
Date July 33, 2015	Title Con /v ()		



	BOS/Town Administrator	Review	Deadline Date Monda	y August 10, 2015
	Board of Health Department of Public Works Police Department Fire Department Building Inspector/Zoning Enforce Conservation Committee Tax Collector Assessor's Office	Public I		arport) located over closer to frontage tha side street. Applicant ucture immediately
X Variar	Sp	ecial Permit	-	Finding/Appeal
Description	John Horgan			
Submitted by _	GPR, Inc.		Date07-23-15	
Address_41 N	Tashua Street	TelephoneBi	ruce, GPR 978-772-1590)
	omitted for your review, comments Office by the Review Deadline Da			
Appro	vedM	Modifications Needed		Disapprove
Comments:				
Comments:				

Date___

NASHUA (VAR. WIDTH) ST.



THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

_1A2.DWG

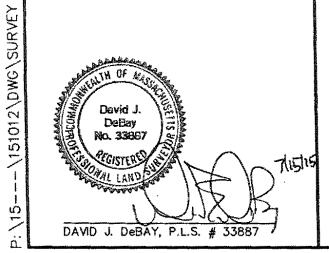
DWG\FINAL\15101

SUMMIT (VAR. WOTH) AVE.

THIS LOT IS IN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR AYER, MASS., DATED JUNE 4, 2010, COMMUNITY-PANEL NO. 250 17CO 204E. ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. ACCURATE DETERMINATION CANNOT BE MADE UNLESS A VERTICAL CONTROL SURVEY IS PERFORMED.

ASSESSOR'S MAP 19, PARCEL 172 **DEED BOOK 9214 PAGE 102**

I CERTIFY THAT THE EXISTING FEATURES ARE LOCATED ON THE LOT AS SHOWN.



BUILDING PERMIT PLAN LOT # 172 at # 41 NASHUA STREET AYER, MASS.

PREPARED FOR: HORGAN

JULY 15, 2015 DATE:

SCALE: 1"=20"



Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.

39 MAIN ST., SUITE 301, AYER, MA 01432

CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING VOICE: 978.772.1590 FAX: 978.772.1591 WEB: www.gpr-inc.com RECEIVED TOWN CLERK TOWN OF AYER

2015 JUL 24 AM 10: 38

Town of Ayer
Zoning Board of Appeals
Public Hearing Notice



The Ayer ZBA will conduct a public hearing at 7:20 PM on Wednesday August 19, 2015 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by HRES Ayer, LLC., 19 Fitchburg Road Ayer, MA 01432. Applicant seeks a variance from Zoning Bylaw 8.4.1 sign height, seeking 18'8" where 15' is allowed and from 2.2. 91-2 sign surface area, seeking 48.9 sq.ft. where 40sq.ft. is allowed.

Advertised July 31, 2015 and August 7, 2015, The Ayer Public Spirit

TOWN CLERK TOWN OF AYER 2015 JUL 24 AM 10: 17



Town of Ayer ZONING BOARD OF APPEALS APPLICATION FOR A HEARING

Notes to the Petitioner:

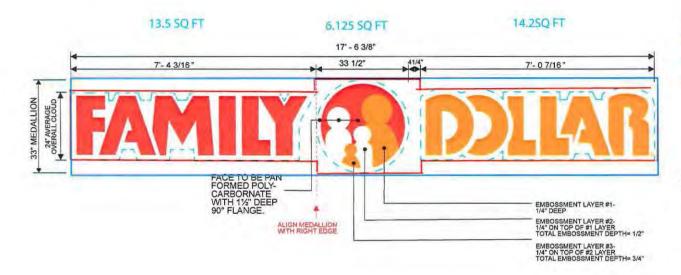
- 1. All applications for a hearing must be received by the Town Administrator's Office and accompanied by:
 - (6) copies of a registered engineered drawing (size 8 ½ x 11 or 11 x 17),
 - Certified list of abutters within 300 feet of the premise and certified by the Town of Ayer Board of Assessors. (all certified mail documents receipts are to be given with the application and mailed by applicant with an abutters notice)
- 2. The application, when completed and signed, must be filed with a <u>non-refundable</u> <u>application</u> fee of one hundred-sixty five dollars (\$165.00) and a legal ad fee of eighty five dollars (\$85.00). Both checks should be made payable to the "Town of Ayer".
- 3. The ZBA shall duly post and conduct a public hearing within 65 days of receiving a completed application and render a decision within 14 days of the close of the Public Hearing. The applicant must wait the appeal period (20 days) after filing the decision with the Town Clerk. The decision, or notice thereof, must be filed by the applicant, at the South Middlesex County Registry of Deeds in Cambridge. Prior to obtaining a building permit, the applicant must present evidence of Registry filing to the Building Inspector and ZBA. This evidence may be a receipt from the Registry with an Instrument number or proof of the Book and Page assigned.

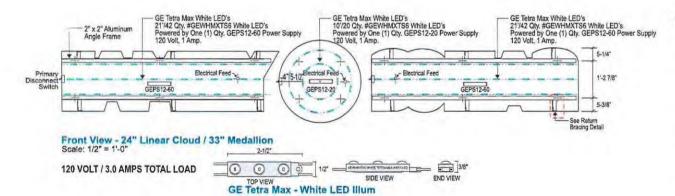
Name of Applicant:	mas Ayer, ble		
	5100 West Kennedy	(Full Name) Blvd., Tampa, FL 33609	
	617.650.9119	(Address)	
		(Phone Number)	
Applicant is (check or	ne) ^X Owner Tenant	Licensee Prospective Buyer	
rippiream is (encen en			
petition (list as it appe	ears on the Deed):	to the land which is the subject of this	
HRES Ayer,	LLC 5100 W. Kennedy	Blvd., Tampa,. FL 33609	

Location of Property: 19 Fitchburg Road
Assessor's Map 11 Parcel 51 Land Size 41,201 sf (.946 acres)
Zoning District (circle one) A-1 A-2 GR GB DB LI HI
Registry of Deeds Book 65166 Page 379
Water Overlay District (circle one) Zone I Zone II N/A
The undersigned hereby petitions the Town of Ayer Zoning Board of Appeals to vary the terms of the Zoning Bylaws for the following purpose:
A VARIANCE from the requirements of the Town of Ayer Zoning Bylaws
A SPECIAL PERMIT for a specific use which is subject the approval of the Zoning Board of Appeals (For Home Occupations see Page 3 of this Form)
A SPECIAL PERMIT to expand, alter, or change a non-conforming use or structure.
ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)
Other (Please specify):
Did you request a building permit from the Town of Ayer Building Inspector?
Yes/No If yes, were you denied a permit by the Town of Ayer Building Inspector? Yes/No Y/N
Yes/No If you were denied a permit, please attach a copy of the decision or state the reasons for the
denial. Signage height of sign above grade is over 15'-0",

State briefly the reas We request a	ons for application: variance from Table 8.4.1 limit on height of	sign
above grade :	from 15'-0" to 18'-8" as shown on the approve	d
building per	mit drawings.	
We also requ	est a variance to increase the allowable lim	i.t
of singage	form 40sdf to 48. 9 sf in art. 2.2.91.2	
		Market
7-23-15 Date:	Signed by Doug Murray	
Date:	Signed by Doug Murray (Petitioner)	
	287 High Sreet, Abington, MA	02351
	(Street Address)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	617.650.9119	
	(Daytime Telephone Numb	
Check List:	(Dayinne reiephone rumit	Ka j
	Completed application	
	Two checks made payable to "Town of Ayer" in the amount of \$165.00 & \$85.00.	
	Six (6) copies of the certified plot plan (8 ½ x 11 or 11 x 17)	
	List of abutters Certified by the Assessors office	
	Completed certified mail documents (certified mailing to be don applicant and copied to ZBA's Office Manager along with receip before the scheduled Public Hearing)	*

24" LINEAR CLOUD





GENERAL SPECIFICATIONS:

Materials: Extruded aluminum

Face: 150 SG polycarbonate vacuum formed

Face Decoration: 2nd surface

Access: Remove face

Actual Area of Each Element

Family 13.5
Medallion 6.125
Dollar 14.2
TOTAL 33.825 SQ FT Red Box: 37.55sf
(ART. 2.2.91.1)
Blue Box: 48.9sf
(art.2.2.91.2)

Weight (Est.):

TBE (crated)TBE (uncrated)

Wind Load: 110mph, 43PSI

ELECTRICAL

Illumination:

· GE Tetra Max White LEDs

Ballast/Power Supply:

• (2) GEPS 12-60 Power Supplies

• (1) GEPS 12-20 Power Supply

Line Load:

- 120 Volt / 3 Amps Total Load

COLORS:

Interior: Ptd. white

Exterior: BASE, CABINET & RETAINERS - Ptd. AKSO

NOBEL (GRIP GUARD PLUS) "Sign20134"

Raceway: NA

Face Graphics Color Specifications:

"FAMILY" - AKSO NOBEL (GRIP FLEX) "Sign 10399"

WHITE, "SIGN 0208 RED"

"DOLLAR" - AKSO NOBEL (GRIP FLEX) "Sign 10399"

White, "Sign 0209" ORANGE

® SYMBOL - AKSO NOBEL (GRIP FLEX) "Sign 10399"

White

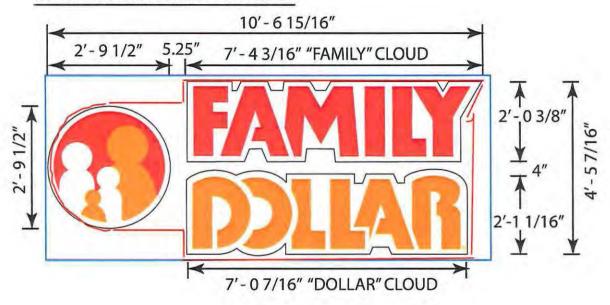
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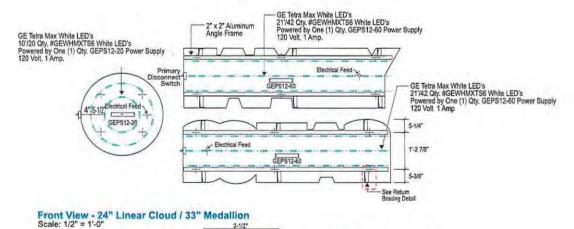


Project No: 296996-3



24" Stacked Cloud w/33" Medallion





GE Tetra Max - White LED Illum

GENERAL SPECIFICATIONS:

Materials: Extruded aluminum

Face: 177 SG polycarbonate vacuum formed

Face Decoration: 2nd surface

Access: Remove face

• TBE (uncrated)

Wind Load: 110mph, 43PSI

ELECTRICAL

Illumination:

· GE Tetra Max White LEDs

Ballast/Power Supply:

• (2) GEPS 12-60 Power Supplies

• (1) GEPS 12-20 Power Supply

Line Load:

• 120 Volt / 3 Amps Total Load

COLORS:

Interior: Ptd. white

Exterior: BASE, CABINET & RETAINERS - Ptd. AKSO NOBEL (GRIP GUARD PLUS) "Sign20134"

Raceway: NA

Face Graphics Color Specifications:

"FAMILY" - AKSO NOBEL (GRIP FLEX) "Sign 10399"

WHITE, "SIGN 0208 RED"

"DOLLAR" - AKSO NOBEL (GRIP FLEX) "Sign 10399"

White, "Sign 0209" ORANGE

® SYMBOL - AKSO NOBEL (GRIP FLEX) "Sign 10399"

White

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120 VOLT / 3.0 AMPS TOTAL LOAD

TOP VIEW

Project No: 296996-3





Monday August 10, 2015 X Review Deadline Date BOS/Town Administrator Board of Health Wednesday August 19, 2015 Public Hearing Date Department of Public Works Police Department Applicant seeking variance from sign height Fire Department (desired is 18'8", allowed is 15') and square Building Inspector/Zoning Enforcement Officer footage (desired is 48.9 sq.ft., allowed is 40 sq.ft.) Conservation Committee Tax Collector Assessor's Office Variance Special Permit ____ Finding/Appeal Family Dollar Sign Height and Sq. Ft. Variance Request Description Hunt Real Estate Submitted by _ 19 Fitchburg Road Doug Murray 617-650-9119 Address Telephone 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: Title Town Administrator



	BOS/Town Administrator	Revi	iew Deadline Date	Monday August 10, 2015
	Board of Health Department of Public Wor	:ks Publ	lic Hearing Date _	Wednesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office		Applicant seek (desired is 18'8	ing variance from sign height ", allowed is 15') and square d is 48.9 sq.ft., allowed is 40 sq.ft
Varia	ance	Special Permit		Finding/Appeal
Description_	Family Dollar Sign Height	and Sq. Ft. Variance Ro	equest	
Submitted by	Hunt Real Estate		Date	ly 24, 2015
	itchburg Road	Telephone_	Doug Murray 6	17-650-9119
			oning Board can c	onsider your recommendation. Disapprove
Commencs.				
Signed /	ridgette Braly	Title Ha	ath Squ	
Date 0/5	113			



	BOS/Town Administrator	Revi	ew Deadline Date	Monday August 10, 2015
×	Board of Health Department of Public Wor			Wednesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office		Applicant seek (desired is 18'8	ing variance from sign height ", allowed is 15") and square d is 48.9 sq.ft., allowed is 40 sq.ft.
Vari	ance	Special Permit		Finding/Appeal
Description_	Family Dollar Sign Height	and Sq. Ft. Variance Re	equest	
Submitted by	Hunt Real Estate		Date	ily 24, 2015
	Fitchburg Road		Doug Murray 6	17-650-9119
	ubmitted for your review, con r's Office by the Review Deac			turn to the Town consider your recommendation.
App Comments:	roved	Modifications Need	ded	Disapprove
Signed	MM UZ) 3/5/15	Title	PW Sopt	



	BOS/Town Administrator	Revi	iew Deadline Date	Monday August 10, 2015
	Board of Health Department of Public Work	xs Publ	lic Hearing Date	Wednesday August 19, 2015
<u></u>	Police Department Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office		Applicant seek (desired is 18'8	sing variance from sign height B", allowed is 15') and square ed is 48.9 sq.ft., allowed is 40 sq.ft.
Varia	ance	Special Permit		Finding/Appeal
Description_	Family Dollar Sign Height	and Sq. Ft, Variance R	equest	
Submitted by	Hunt Real Estate		Date	ily 24, 2015
Address_	Fitchburg Road	Telephone_	Doug Murray 6	517-650-9119
	abmitted for your review, come's Office by the Review Dead			turn to the Town
Appı	roved	Modifications Need	ded	Disapprove
Comments:				
			A C	
Signed		Title	high of R	Mi ce
Date_ 8	3/15			



	BOS/Town Administrator	Revi	ew Deadline DateMonday Augu	1st 10, 2015
	Board of Health		NAT- James Joseph Ave	
	Department of Public Works	Publ	ic Hearing DateWednesday Au	gust 19, 2015
_ \	Police Department Fire Department Building Inspector/Zoning Enforce Conservation Committee Tax Collector Assessor's Office	cement Officer	Applicant seeking variance fro (desired is 18'8", allowed is 15", footage (desired is 48.9 sq.ft., a	and square
Vari	anceSp	ecial Permit	Findi	ng/Appeal
Description_	Family Dollar Sign Height and Sq	, Ft. Variance Re	equest	
Submitted by	Hunt Real Estate		Date_July 24, 2015	
Address_	Fitchburg Road	Telephone	Doug Murray 617-650-9119	
Administrato	ubmitted for your review, comments, i's Office by the Review Deadline Da	te so that the Zo	ning Board can consider your rec	ommendation.
Administrato	r's Office by the Review Deadline Da		ning Board can consider your rec	
Administrator App Comments:	r's Office by the Review Deadline Da	te so that the Zo	ning Board can consider your rec	ommendation.



	BOS/Town Administrator	Revi	ew Deadline Date	Monday August 10, 2015
	Board of Health Department of Public Worl	ks Publ	ic Hearing Date	Wednesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office		Applicant seek (desired is 18'8	ing variance from sign height ", allowed is 15') and square d is 48.9 sq.ft., allowed is 40 sq.f
Varia	ance	Special Permit		Finding/Appeal
Description_	Family Dollar Sign Height	and Sq. Ft. Variance Ro	equest	
Submitted by	Hunt Real Estate		Date	ly 24, 2015
	Fitchburg Road	Telephone_	Doug Murray 6	17-650-9119
Administrator Appr Comments:	abmitted for your review, come's Office by the Review Dead roved		oning Board can c	onsider your recommendation. Disapprove



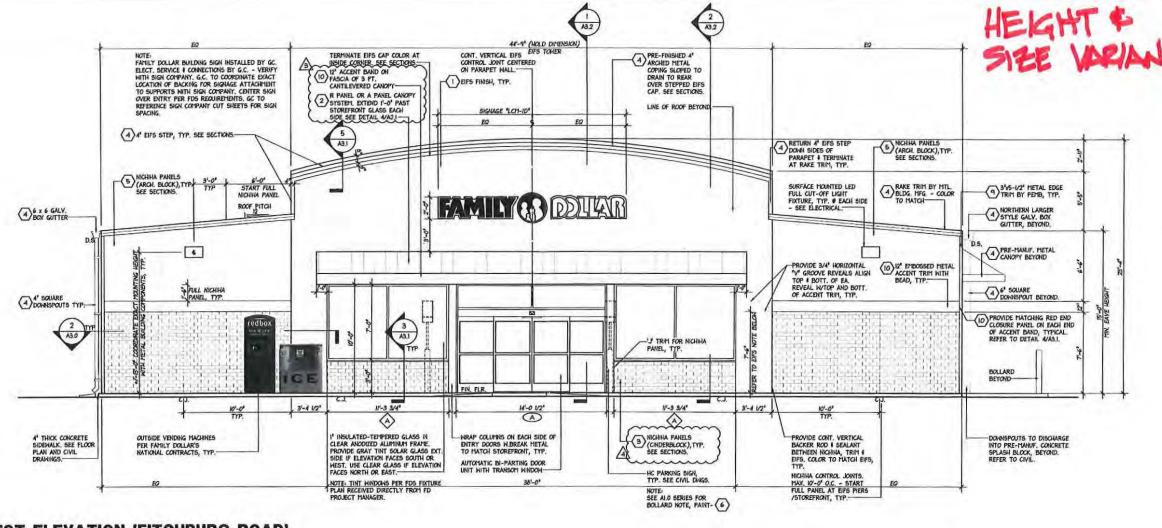
	BOS/Town Administrator	Revi	ew Deadline Dat	Monday August 10, 2015
	Board of Health			Wednesday August 19, 2015
}	Department of Public Work Police Department Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office		Applicant seel (desired is 18'	king variance from sign height 8", allowed is 15') and square ed is 48.9 sq.ft., allowed is 40 sq.f
X Vari	ance	Special Permit		Finding/Appeal
Description_	Family Dollar Sign Height	and Sq. Ft, Variance Ro	equest	
Submitted by	Hunt Real Estate		Date	uly 24, 2015
Address	Fitchburg Road	Telephone_	Doug Murray	617-650-9119
Address This plan is su Administrator	abmitted for your review, con	nments, and recommend	lations. Please re oning Board can	
Address This plan is su Administrator	abmitted for your review, cone's Office by the Review Dead	nments, and recommend	lations. Please re oning Board can	eturn to the Town consider your recommendation.



XVaria		Special Permit	ic Hearing Date _ Applicant seek (desired is 18'8 footage (desire	Monday August 10, 2015 Wednesday August 19, 2015 ing variance from sign height ", allowed is 15') and square d is 48.9 sq.ft., allowed is 40 sq.ft.) Finding/Appeal
Description	Family Dollar Sign Height a Hunt Real Estate			ly 24, 2015
10.5	Fitchburg Road			17-650-9119
	abmitted for your review, comr e's Office by the Review Deadli			onsider your recommendation.
Appr Comments:	roved	Modifications Need	ded	Disapprove
Signed M	nue Gopeland ulu 38, 2015	Title My	a Clesh Ji	ax Collectos



	BOS/Town Administrator	Revie	ew Deadline Dat	Monday August 10, 2015
	Board of Health Department of Public Works Police Department		c Hearing Date	Wednesday August 19, 2015
	Fire Department Building Inspector/Zoning Enforce Conservation Committee Tax Collector Assessor's Office	cement Officer	(desired is 18'	king variance from sign height 8", allowed is 15') and square ed is 48.9 sq.ft., allowed is 40 sq.ft
XVaria	nceSp	oecial Permit		Finding/Appeal
Description_	Family Dollar Sign Height and Sq	ı. Ft. Variance Re	equest	
Submitted by	Hunt Real Estate		Date_	uly 24, 2015
19 F Address	itchburg Road	_ Telephone	Doug Murray	617-650-9119
Address This plan is su Administrator	bmitted for your review, comments, 's Office by the Review Deadline Da	, and recommend	ations. Please re ning Board can	eturn to the Town



SOUTHWEST ELEVATION (FITCHBURG ROAD)

NO.	AREA	TYPE	COATS	COLOR
①	DRAINABLE EIFS SYSTEM	EIFS FINISH (LIGHT TEXTURE)	INTEGRAL COLOR	Stotherm Classic Next Drainable eifs System for Commercial Bldgs, Color – Match Sherwin Williams Sh 6146 "Mool Skein"
2	METAL CANOPY ROOF	VP - PANEL RIB NUCOR - CLASSIC WALL	PRE-FINISHED	MATCH VP COLOR "COOL BRIGHT RED" OR SHERWIN WILLIAMS SM 4081 "SAFETY RED"
2 A	SOFFIT PANELS	VP - PANEL RIB NUCOR - CLASSIC WALL	PRE-FINISHED	VP COLOR "COOL ARCTIC WHITE" NUCOR COLOR "POLAR HHITE" SHERHIN HILLIAMS COLOR SH 6146 "WOOL SKEIN"
(3)	'NICHIHA' FIBER CEMENT WALL PANEL	EDAGZIE CINDERBLOCK - BROWN	PRE-FINISHED	
(4)	DOORS, GUTTERS, DOWNSPOUTS, MTL. TRIM, RECEIVING CANOPY A ARCHED PARAPET CAP	METAL BUILDING MANUFACTURER	PRE-FINISHED	MID-WEST COLOR "SADDLE TAN" NUCOR COLOR "SAGEBRUSH TAN" VP COLOR "TAN"
	EIFS STEP CAP	EIFS FINISH (SMOOTH TEXTURE)	INTEGRAL COLOR	
(5)	'NICHIHA' FIBER CEMENT WALL PANEL	ARCHITECTURAL BLOCK SERIES-COLOR TUSCAN	PRE-FINISHED	
6	STEEL BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4061 "SAFETY RED"
0	METAL ROOF	STANDING SEAM ROOF	PRE-FINISHED	COOL ARCTIC NHITE
(B)	METAL WALL PANELS	MID-WEST - PBA PANEL NUCOR - ACCENT PANEL VP - VEE RIB PANEL	PRE-FINISHED	HID-HEST COLOR "SADDLE TAN" NUCOR COLOR "SAGEDRUSH TAN" VP COLOR "TAN" HATCH SHERMIN MILLIAMS SM 6122 "CAMELBACK"
9	METAL TRIM	METAL BUILDING MANUFACTURER	PRE-FINISHED	TAN - MATCH SHERWIN WILLIAMS SW 6122 'CAMELBACK'
(10)	METAL ACCENT TRIM	METAL BUILDING MANUFACTURER	PRE-FINISHED	FURNISHED BY METAL BUILDING MANUFACTURER: MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"; SINGLE BEAD, EMBOSSE
	METAL WALL PANELS (AT OF REAR PARAPET)	VP - VEE RID PANEL NUCOR - ACCENT PANEL HIDWEST - PER PANEL	PRE-FINISHED	VP COLOR "TAN" NUCOR COLOR "SAGEBRUSH TAN" HID-HEST "SADDLE TAN" HATCH SHERNIN MILLIAMS SH 6/22 "CAMELBACK"

G.C. OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE

METAL PANEL NOTES

- 1. THIS SYSTEM USES STANDING SEAM ROOF SYSTEM THERMAL BLOCKS, G.C. TO PROVIDE 20 YEAR MEATHER THAMBES HARRANITY.
 2. THE MALL PANELS ARE ATTACHED WIT TAMPER RESISTANT SCREMS. SCREMS TO BE PAN HEAD, WITH SELF SEAL MASHER.
 3. METAL BUILDING EAVE HT. TO BE ADJUSTED AS REQUIRED TO MAINTAIN PAMILY DOLLAR STANDARD CEILING HEIGHT.

G.C. TO USE TAMPER RESISTANT SCREWS FOR ALL METAL HALL PANELS, SCREW MUST BE FULL HEIGHT PAN HEAD SELF-DRILLING STAINLESS STEEL SCREWS W/ SELF SEAL WASHERS OR EQUAL.

VERIFY W SPECIFIC HETAL BLDG. CO.

FEE DEVELOPMENT PROJECTS

INSTALLATION OF ROAD AND BUILDING SIGN HUST BE INCLUDED IN GENERAL CONTRACTOR'S BID AND SCOPE OF WORK,

ROOF WARRANTY NOTE

CONTRACTOR MUST PROVIDE A 20-YEAR, MEATHERTIGHT HARRANTY THAT HAS BEEN PRE-APPROVED BY FAMILY DOLLAR. NO EXCEPTIONS.

GC TO PROVIDE AND INSTALL BLOCKING AT SIGNAGE, ANNING AND EXTERIOR LIGHT FIXTURE LOCATIONS AS NEC. TO ENSURE ADEQUATE SUPPORT IS PRESENT FOR A SECURE CONNECTION TO THE FACE OF THE BUILDING.

FIFS NOTE

EITS INVIE.
FROM GRADE TO 7"-6" A.F.F., PROVIDE STO ARMOUR MATT SET IN BASE COAT OVER INSULATION PARIELS, APPLY STO MESH AND BASE COAT OVER CURED ARMOUR MATT COAT, APPLY RINAL COAT PER FINISH SCHEDULE ABOVE. ABOVE 7"-6", SAME AS ABOVE DICEPT DELETE ARMOUR MATT COAT PER FAMILY DOLLAR'S REDUREMENTS, UNLESS REQUIRED FULL HEIGHT BY GOVERNING AUTHORITIES, WHERE APPLICABLE, ALL PENETRATIONS SHALL CONFORM TO MANUFACTURER'S (STO) PENETRATION DETAILS, SEE EXTERIOR FINISH NOTES.

ALL DIMENSIONS SHOWN ARE TAKEN FROM SLAB HEIGHT, NOT SURROUNDING GRADE ELEVATION, TYPICAL.

HETAL TRIH NOTE ALL METAL TRIM TO BE FURNISHED BY BUILDING VENDOR.

ALL GLAZING TO BE TEMPERED, U.N.O.

REFER TO SHEET A4.0 FOR STOREFRONT DIMENSIONS AND ADDITIONAL INFORMATION.

GENERAL EXTERIOR NOTE

PROVIDE SLEEVE, BOOT, OR OTHER APPROPRIATE PENETRATION HATERIAL FOR A CLEAN TRANSITION FROM EXTERIOR TO INTERIOR FOR ALL CONDUIT WIRE, PIPE ETC. CANER PUST AFROVE HETHOD AND FINISH BEFORE BUILDING COTPLETION.

METAL FRAME BUILDINGS SHALL HAVE AN MIN. EAVE HEIGHT OF 151-0*. EAVE HEIGHT DEPENDANT ON MIN. INTERIOR REQUIREMENTS, SEE A3.0 BOXED NOTE.

DOWNSPOUTS SPACING T.B.D. BY CIVIL ENGINEER, BASED ON LOCAL TYPICAL AND MAXIMUM RAINFALL AMOUNTS, WITH DOWNSPOUTS PLACED EQUALLY APART TYP. NO DOWNSPOUT MAY BE PLACED HITHIN 12" OF A DOOR FRAME. USE A MINIMUM OF THREE STRAPS PER DOWNSPOUT, TYP.

IF SPLASH BLOCKS ARE USED, G.C. SHALL ENSURE THAT NO SAFETY HAZARDS ARE CREATED BY THE DISCHARGE OF HATER FROM THE DOWNSPOUTS OR BY ICE WHICH MAY FORM AS A RESULT OF THE HATER DISCHARGE FROM THE DOWNSPOUTS. CORDINATE ROOF STORM HATER DRAININGE WITH PROJECT CIVIL

CANOPY/AHNING NOTE

STOREFRONT I FREIGHT DOORS HUST BE SHIELDED OVERHEAD FROM THE KEATHER. IF THE PROTOTYPE CANOPY IS NOT USED, AN ANNING, VESTBULE OF OTHER FORM OF PROTECTION HUST BE USED. FINAL APPROVAL FROM FAMILY DOLLAR STORES,

SIGNAGE NOTE

- GENERAL CONTRACTOR SHALL INSTALL SIGNAGE.
 FAPILITY DOLLAR STORE SIGNAGE VENDOR SHALL FURNISH SIGNAGE AND
 HETAL SUPPORTS AS REQUIRED FOR SIGNAGE INSTALLATION, GENERAL
 CONTRACTOR SHALL COORDINATE INSTALLATION AND BACKING FOR METAL
- SUPPORTS.
 GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE AND
 CONNECTIONS FOR SIGNAGE, VERIFY ELECTRICAL DEPAND OF SIGNAGE
 WITH FAHILY DOLLAR STOKE.
 COORDINATE ACCESS PANEL LOCATION FOR SIGNAGE MOUNTED ON SIDES
 OR REAR OF BUILDING FAHILY DOLLAR STORE.

SECONDARY SIGNAGE NOTE

WALL HOUNTED LIGHT FIXTURES AT SIGNAGE LOCATIONS SHALL BE RECENTERED ABOVE SIGNAGE IF SECONDARY SIGNAGE IS PROVIDED. CONFIRM MOUNTING HEIGHT OF SECONDARY SIGNAGE WITH FAMILY DOLLAR STORE

IF SITE POLE LIGHTING IS PROVIDED THAT FACES THE FRONT ELEVATION, THEN THE PROTOTYPICAL SURFACE MOUNTED LED FLOOD LIGHTS ARE NOT REQUIRED.

REFER TO SECTIONS FOR TYPICAL METAL BUILDING TRIM/PARAPET DETAILS.

ARCHED METAL COPING SHALL HAVE A SMOOTH RADIUS AND BE FREE OF CRIMPS, STEPS AND JOINTS.

PROVIDE CONT. WEEP SCREED AT EIFS AND NICHHA BASE.

SLOPE SIDEMALK TO PROVIDE A MINIMUM OF 2° OF CLEARANCE BETWEEN THE SIDEMALK SURFACE AND THE BOTTOM OF THE MICHINA PANELS, SLOPE SHALL COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY REQUIREMENTS.

BEALT LAKE BUILD.

GC. TO PROVIDE AND INSTALL HEAT TAPE FOR GUTTERS AND

DOWNSPOUTS, TTP.

"REVIEWED" "DISAPPROVED - RESUBMIT"
All Site and Building Plan Requirements, including but limited to, all Interior Dimensions, Materials, Hardware, Equipment & Specifications
are to be designed and built per the Family Dollar Prototype Plan
#: as indicated in the lease, unless a deviation is

approved by Family Dollar's Plan Reviewer, next to each specific deviation. The initials indicate approval of only the one deviation being initialed. Any deviation from designated Prototype Plan that is not nitialed by Family Dollar is disapproved and void.

(Approval to plan deviation will be indicated with the following circled initials:

Architects

LIC# AA 0003300

3336 Grand Blyd Suite 201 Holiday, Florida 34690 Ph. 727, 815, 3336 Fax 727, 815, 3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHTECTS AND ENGINEERS, PLAN AND SPECIFICATIONS COMPLY WITH THE APPLICABLE HINHART BULDING CODES AND THE APPLICABLE HINHART FIRE SAFED-MARKINGOS



S DELLAR 19 FITCHBURG ROAD AYER, MASSACHUSETTS MIL

01.27.15

14020 comm. no

EXT. ELEVATION EXT. FINISH SCHED. AND NOTES

A2.0

RECEIVED TOWN CLERK TOWN OF AYER

Town of Ayer 2014 OCT 21 AM ZONING BOARD OF APPEALS NOTICE OF DECISION



August 25, 2014 **Submission Date:** Hunt RE Acquisition Petitioner: Tampa, F Property: September 15, 2014 (No Quorum) **Public Hearing Date:** October 8, 2014 The Public Spirit Ayer 8/29/14 and 9/5/14 Publication Location and Date: The Public Spirit Ayer 9/29/14 and 9/26/14 1) A variance from Section 3.3.2.2(d)(3)(b) and Petition: Section 5.12 of the Ayer Zoning By-Law to allow a side yard setback of 14 feet where 25 feet is required on the North Westerly Side of the property. 2) A variance from Section 6.1 of the Ayer Zoning By-law allowing for a total of 28 parking stalls where 42 are required. 3) A variance from Section 6.3(c) of the Ayer Zoning By-law allowing for parking stalls of 9 feet by 18 feet where 10 feet by 20 feet is required. 4) A variance from section 6.3(d) allowing for a zero foot offset of parking stalls from the South Easterly side of the proposed building where 10 feet is required. Restrictions: None Findings of Fact: None Conditions: None Decision: Variance #1 Granted

Variance #2 Granted Variance #3 Granted Variance #4 Granted Vote:

Variance #1 Granted Motion by Jeremy Callahan; 2nd by Howard Hall 4 in the affirmative; in opposition

Variance #2 Granted
Motion by Jeremy Callahan; 2nd by Christa
Maxant
4 in the affirmative; 0 in opposition

Variance #3 Granted Motion by Jeremy Callahan; 2nd by Howard Hall 4 in the affirmative; 0 in opposition

Variance #4 Granted Motion by Jeremy Callahan; 2nd by Christa Maxant 4 in the affirmative; 0 in opposition

Board Members:

By:

Jeremy Callahan, Chair; Christa Maxant, Clerk Ron Defillipo; Howard Hall; Michael Gibbons, Alternate (Recused himself

during public hearing)

Jeferny Callahan, Chair Zoning Board of Appeals

Date

Notice of Appeal: Any person aggrieved by this decision may appeal, pursuant to M.G.L. c. 40A, §17, (https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40A/Section17) within twenty (20) days after this decision is filed in the office of the Town Clerk of the Town of Ayer.

RECEIVED TOWN CLERK TOWN OF AYER

2015 JUL 24 PM 12: 03



Town of Ayer Zoning Board of Appeals Public Hearing Notice

The Ayer ZBA will conduct a public hearing at 7:35 PM on Wednesday August 19, 2015 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by Calco, LLC., 22 West Main Street Ayer, MA 01432. Applicant seeks a Special Permit for the use category of "Warehousing and interior storage" within General Business Zoning District for proposed self-storage development.

Advertised July 31, 2015 and August 7, 2015, The Ayer Public Spirit

TOWN CLERK
TOWN OF AYER



2015 JUL 24 AM II: 50 SMOWE Copland

Town of Ayer ZONING BOARD OF APPEALS APPLICATION FOR A HEARING

Notes to the Petitioner:

- 1. All applications for a hearing must be received by the Town Administrator's Office and accompanied by:
 - (6) copies of a registered engineered drawing (size 8 ½ x 11 or 11 x 17),
 - Certified list of abutters within 300 feet of the premise and certified by the Town of Ayer Board of Assessors. (all certified mail documents receipts are to be given with the application and mailed by applicant with an abutters notice)
- 2. The application, when completed and signed, must be filed with a <u>non-refundable</u> application fee of one hundred-sixty five dollars (\$165.00) and a legal ad fee of eighty five dollars (\$85.00). Both checks should be made payable to the "Town of Ayer".
- 3. The ZBA shall duly post and conduct a public hearing within 65 days of receiving a completed application and render a decision within 14 days of the close of the Public Hearing. The applicant must wait the appeal period (20 days) after filing the decision with the Town Clerk. The decision, or notice thereof, must be filed by the applicant, at the South Middlesex County Registry of Deeds in Cambridge. Prior to obtaining a building permit, the applicant must present evidence of Registry filing to the Building Inspector and ZBA. This evidence may be a receipt from the Registry with an Instrument number or proof of the Book and Page assigned.

Name of Applicant:	CALCO, LIC						
	(Full Name) 22 WEST MAIN STREET, AYER, MA 01432						
	978.621.11 (Address)						
_	(Phone Number)						
Applicant is (check one) X Owner Tenant Licensee Prospective Buyer						
The name and address of petition (list as it appear	of each holder or legal title to the land which is the subject of this es on the Deed):						

Location of Property:	215 WES'	r main	STREET	AND	ADJ	ACENT	PARC	EL TO	THE	WEST
003	32	001	2			0.28	AC			
Assessor's Map	Paro	005 el	1	Land	Size_	8.23				
Zoning District (circle 0012 0051 Registry of Deeds Boo	42360 52413		GR G 195 508	B) 1	DB	LI	НІ			
Water Overlay District	(circle one)		Zone I		Zone	II	N/A			
The undersigned hereb terms of the Zoning By A VARIANC X A SPECIAL P Zoning Board	Alaws for the E from the re ERMIT for a	followin equirements	nts of the	Cown o	of Ay	er Zonir	ig Bylav	vs he		
A SPECIAL F	ERMIT to e	xpand, a	lter, or cha	nge a	non-c	onformi	ng use (or		
ADMINISTR	ATIVE APP	EAL (i.e	. Building	Inspec	tor D	ecision)				
Other (Please	specify):									
Did you request a build	ling permit f	rom the	Fown of A	yer Bu	iildin	g Inspec	tor7	NO	منيند	
If yes, were you denied	l a permit by	the Tow	n of Ayer l	3uildii	ng Ins	spector?		es/No NO		
If you were denied a po denial.	amit, please	attach a	copy of the	decis	ion o	r state th		es/No ns for th	ne	

State briefly the reason	ons for application:
A special pe	ermit is required for the use category of
"Wareousing	and interior storage" within the General
Business (G	B) zoning district for the proposed
self-storag	e developments.
Date: 1/L 3/	Signed by (Petitioner) 22 West Main St. (Street Address) 978.621.1174
	(Daytime Telephone Number)
Check List:	
	Completed application
	Two checks made payable to "Town of Ayer" in the amount of \$165.00 & \$85.00.
	Six (6) copies of the certified plot plan (8 ½ x 11 or 11 x 17)
	List of abutters Certified by the Assessors office
	Completed certified mail documents (certified mailing to be done by applicant and copied to ZBA's Office Manager along with receipts before the scheduled Public Hearing)

Notice to Abutters



Calco, LLC						
August 19, 2015						
215 West Main Street						
ion and adjacent parcel are						
proposed to be developed into self-storage buildings.						
uired only to authorize the use,						
g drawings must be submitted and						
anning Board prior to construction.						
s include NHESP and the						
ission, as appropriate.						

Copies of the application are available at the Ayer Town Hall/Clerk's Office Monday, Wednesday, and Thursdays 8am – 4pm; Tuesdays 8am – 7pm; Friday 8am – 1pm

Information regarding the time and date of the Public Hearing will be published in the Public Spirit Newspaper.

Notice of the Public Hearing including the time and date will be posted in the Ayer Town Hall 48 hours in advance.



			2	Monday August 10, 2015
	BOS/Town Administr Board of Health	rator	Review Deadline Dat	e
-	Department of Public	Works	Public Hearing Date	Wednesday August 19, 2015
	Police Department	WOLKS	I done Hearing Date.	
	Fire Department		Applicant se	eks a Special Permit for the
	Building Inspector/Zo	ning Enforcement O		"Warehousing and interior
	Conservation Commit		storage" with	nin General Business Zoning
	Tax Collector			proposed self storage
-	Assessor's Office		developmen	t.
Va	riance	XSpecial Peri	mit	Finding/Appeal
Description_	Calco, LLC.			
Submitted b	GPR, Inc. on beha	lf of Calco, LLC	Date	July 24, 2015
Address_	22 West Main Street	Telep	bhoneBruce @ GP	R 978-772-1590
	submitted for your review or's Office by the Review			turn to the Town consider your recommendation.
Λn			1000	
Ap	proved	Modificatio	ns Needed	Disapprove
Comments:	No issues.	Modificatio	ns Needed	Disapprove



,	BOS/Town Administra	ator	Review Deadline Dat	Monday August 10, 2015
×	Board of Health			Wednesday August 19, 2015
	Department of Public V Police Department	Works	Public Hearing Date	
-	Fire Department		Applicant se	eks a Special Permit for the
	Building Inspector/Zo	ning Enforcement (Officer use category	"Warehousing and interior
	Conservation Committ	ee		nin General Business Zoning
	Tax Collector		District for p developmen	proposed self storage
	Assessor's Office		developaien	<u></u>
Var	iance	Special Per	rmit	Finding/Appeal
Description_	Calco, LLC.			
Description_				
Submitted by	GPR, Inc. on hehal		Date	July 24, 2015
Address	22 West Main Street	Tele	phoneBruce @ GPI	R 978-772-1590
	submitted for your review, or's Office by the Review I			turn to the Town consider your recommendation.
✓ App	proved	Modificatio	ons Needed	Disapprove
			210000	
Comments:				
2	0		1	
Signed /	ridgette fin	Title	Health Agent	<u></u>
1	1- /		- 0	1
	2			



BOS/Town Ad	ministrator Revi	iew Deadline Date	015
Board of Health Department of		lic Hearing DateWednesday August 19	, 2015
Police Department Fire Department Building Inspection Conservation Con	nt tor/Zoning Enforcement Officer ommittee	Applicant seeks a Special Permit for use category "Warehousing and inte storage" within General Business Zo District for proposed self storage development.	rior
Variance	XSpecial Permit	Finding/App	eal
Calco, LLC. Description_			
Submitted by	n behalf of Calco, LLC	Date July 24, 2015	
Address 22 West Main Stre	ret Telephone_	Bruce @ GPR 978-772-1590	
	review, comments, and recommend eview Deadline Date so that the Zo Modifications Need	oning Board can consider your recommen	
Comments: Signed	Title	0,15/15	
oigned	Title		



BOS/Town Adm	ninistrator	Review	Deadline Date	Monday August 10, 2015
Board of Health				Wednesday August 19, 2015
Department of P Police Department		Public F	learing Date _	, , , , , , , , , , , , , , , , , , , ,
Fire Department	or/Zoning Enforcement	ent Officer	use calegory storage" with	eks a Special Permit for the "Warehousing and interior in General Business Zoning proposed self storage
Variance	Specia	l Permit		Finding/Appeal
Calco, LLC.				
	behalf of Calco, LLC		Date	July 24, 2015
Address22 West Main Stree	L	Telephone	Bruce @ GPI	R 978-772-1590
This plan is submitted for your re Administrator's Office by the Re	view Deadline Date s			
Comments:		cations iveeded		Disappiove
Comments.				
Signed 200	5	Title_Ch.eC	of Police	e
- Alula				



	BOS/Town Administrator	Revie	w Deadline Date	nday August 10, 2015
	Board of Health Department of Public Worl	rs Public	: Hearing Date	nesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office	Enforcement Officer	use category "War	Special Permit for the ehousing and interior meral Business Zoning sed self storage
Varia	nce)	Special Permit	-	Finding/Appeal
Description_	Calco, LLC.			
Submitted by	GPR, Inc. on behalf of		DateJuly	24, 2015
Address2	2 West Main Street	Telephone	Bruce @ GPR 978	772-1590
*	bmitted for your review, com's Office by the Review Dead			
Appr Comments: \(\)		Modifications Neede	ed	Disapprove



	BOS/Town Administra	ator	Review Dea	dline Dat	Monday August 10, 2015
	Board of Health				Wednesday August 19, 2015
	Department of Public V Police Department	Works	Public Hear	ing Date	, G
	Fire Department Building Inspector/Zor Conservation Committe Tax Collector Assessor's Office	~	Officer use stor Dis	category rage" with	eks a Special Permit for the "Warehousing and interior nin General Business Zoning proposed self storage t.
Va	riance .	X Special Pe	ermit		Finding/Appeal
Description_	Calco, LLC.				
Submitted b	GPR, Inc. on behal	f of Calco, LLC		Date	July 24, 2015
Address	22 West Main Street	Tel	ephoneBru	ce @ GP	R 978-772-1590
•	•	Deadline Date so th			turn to the Town consider your recommendation.
	proved				Disapprove
Comments:	TOWN Apprenion A		ivest		Disapprove

7.27.15

BOS/Town Administrator	Review I	Deadline Date	Monday Au	igust 10, 2015
Board of Health Department of Public Works				August 19, 2015
Police Department Fire Department Building Inspector/Zoning Enforce Conservation Committee Tax Collector Assessor's Office	ement Officer	use category storage" with	"Warehousin in General Bu roposed self s	Permit for the g and interior usiness Zoning torage
VarianceXSp	ecial Permit		Fin	ding/Appeal
Calco, LLC. Description				
Submitted by GPR, Inc. on behalf of Calco, I	LC	Date	July 24, 2015	i
Address22 West Main Street	Telephone	Bruce @ GPR	978-772-159	0
This plan is submitted for your review, comments, Administrator's Office by the Review Deadline Da				
Comments: Fiture work requires	review ba	1 Conse	rvation	Commission
Signed Julian - Commissioner/Check	Fittle_BILL	aniels, (Chari	-<
Date Ougust 14, 2015				



ROS/Tow	n Administrator	Paviary Deadline	Date Monday August 10, 2015
Board of I	Health nt of Public Works partment	Public Hearing D	Wednesday August 19, 2015
Building Is	nspector/Zoning Enforcem ion Committee ctor	storage"	gory "Warehousing and interior within General Business Zoning for proposed self storage nent.
Variance		l Permit	Finding/Appeal
Calco, Description	LLC.		
Submitted by	nc. on behalf of Calco, LLC		reJuly 24, 2015
Address22 West Mai	n Street	TelephoneBruce @	GPR 978-772-1590
	your review, comments, and the Review Deadline Date s		se return to the Town can consider your recommendation.
Approved	Modif	ications Needed	Disapprove
Comments:			
Signed Multiple	geland 2015	Title Jour Clerk	Bas Collector
Date MIVIA AX	2015		



BOS/Town	Administrator	Review Deadline	e Date	Monday August 10, 2015
Board of Hea	alth	Dublia Hassina I	Tota	Wednesday August 19, 2015
Police Departm	nent pector/Zoning Enforcem n Committee r	Applica ent Officer use cate storage	int se egory with	eks a Special Permit for the "Warehousing and interior nin General Business Zoning proposed self storage
Variance	X Specia	ıl Permit		Finding/Appeal
Calco, LI Description	CC.			
Submitted by	on behalf of Calco, LLC	Da	ite	July 24, 2015
Address22 West Main S	Street	TelephoneBruce @	g GPI	R 978-772-1590
This plan is submitted for yo Administrator's Office by the Approved Comments:	e Review Deadline Date s			turn to the Town consider your recommendationDisapprove

THIS LAND IS SUBJECT TO ANY EASEMENTS. RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

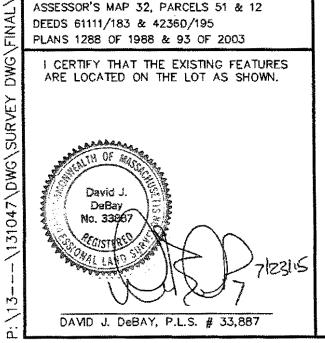
THESE LOTS ARE IN ZONE C (AREAS OF MINIMAL FLOODING) AND PORTIONS OF PARCEL Z ARE IN ZONE AEAS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR AYER, MASS., DATED JUNE 4, 2010, COMMUNITY-PANEL NO. 250 17CO 211E. ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE.

ASSESSOR'S MAP 32, PARCELS 51 & 12 DEEDS 61111/183 & 42360/195 PLANS 1288 OF 1988 & 93 OF 2003

C D D

31047

I CERTIFY THAT THE EXISTING FEATURES ARE LOCATED ON THE LOT AS SHOWN.



CERTIFIED PLOT PLAN at # 215 WEST MAIN STREET AYER, MASS.

PREPARED FOR: CALCO LLC JULY 23, 2015 SCALE: 1"=100" DATE:



Engineering Solutions for Land & Structures

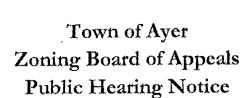
GOLDSMITH, PREST & RINGWALL, INC.

39 MAIN ST., SUITE 301, AYER, MA 01432

CIVIL & STRUCTURAL ENGINEERING . LAND SURVEYING & LAND PLANNING VOICE: 978,772,1590 FAX: 978,772,1591 WEB: www.gpr-inc.com

RECEIVED TOWN CLERK TOWN OF AYER

2015 JUL 24 PM 12: 27





The Ayer ZBA will conduct a public hearing at 7:50 PM on Wednesday August 19, 2015 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by Antonella Fuchser, 84A Groton School Road Ayer, MA 01432. Applicant seeks a Special Permit per Ayer Zoning Bylaw 4.3 Nonconforming Structures and 4.4 Table of Use subsection 1.3 for conversion of a single family dwelling to a two family dwelling.

Advertised July 31, 2015 and August 7, 2015, The Ayer Public Spirit

TOWN CLERK TOWN OF AYER 2015 JUL 24 PM 12: 18



Town of Ayer
ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING

Notes to the Petitioner:

- 1. All applications for a hearing must be received by the Town Administrator's Office and accompanied by:
 - (6) copies of a registered engineered drawing (size 8 ½ x 11 or 11 x 17),
 - Certified list of abutters within 300 feet of the premise and certified by the Town of Ayer Board of Assessors. (all certified mail documents receipts are to be given with the application and mailed by applicant with an abutters notice)
- 2. The application, when completed and signed, must be filed with a <u>non-refundable</u> <u>application</u> fee of one hundred-sixty five dollars (\$165.00) and a legal ad fee of eighty five dollars (\$85.00). Both checks should be made payable to the "Town of Ayer".
- 3. The ZBA shall duly post and conduct a public hearing within 65 days of receiving a completed application and render a decision within 14 days of the close of the Public Hearing. The applicant must wait the appeal period (20 days) after filing the decision with the Town Clerk. The decision, or notice thereof, must be filed by the applicant, at the South Middlesex County Registry of Deeds in Cambridge. Prior to obtaining a building permit, the applicant must present evidence of Registry filing to the Building Inspector and ZBA. This evidence may be a receipt from the Registry with an Instrument number or proof of the Book and Page assigned.

Name of Applicant:	Antonella Fuchser		
•	84A Groton School	(Full Name) Road	100
	Ayer, MA 01432	(Address)	
-		(Phone Number)	
Applicant is (check one)	_X_Owner Tenant _	Licensee	_Prospective Buyer
The name and address of	each holder or legal title to	o the land which	is the subject of this
The name and address of petition (list as it appears	그 마음을 하다 없었다. 이렇도하는 하다 생생님이 아니다 이 가득 점점이다고 하고 있다면 하다.	o the land which	is the subject of this

Location of Property: 84A Groton School Road	·",
Assessor's Map 2 Parcel 22 Land Size 24,306	
Zoning District (circle one) A-1 A-2 GR GB DB LI HI	
Registry of Deeds Book 65516 Page 554	
Water Overlay District (circle one) Zone I Zone II N/A	
The undersigned hereby petitions the Town of Ayer Zoning Board of Appeals to terms of the Zoning Bylaws for the following purpose:	vary the
A VARIANCE from the requirements of the Town of Ayer Zoning Bylan	ws
A SPECIAL PERMIT for a specific use which is subject the approval of Zoning Board of Appeals (For Home Occupations see Page 3 of this Form	
X A SPECIAL PERMIT to expand, alter, or change a non-conforming use structure.	or
ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)	
Other (Please specify):	
Did you request a building permit from the Town of Ayer Building Inspector?	No es/No
If yes, were you denied a permit by the Town of Ayer Building Inspector?	
If you were denied a permit, please attach a copy of the decision or state the reaso denial.	Yes/No ns for the

State briefly the rea	sons for application:
The applicant pur	chased the property with the understanding the structure was a
permitted two fam	ily house. During the inspections it was discovered the second
unit was not perm	itted through the building department. This application is for a
Special Permit pe	r Section 4.3 Nonconforming Structures and Section 4.4 Table of
Use subsection 1.	3 for Conversion of a single family dwelling to a two family dwelling.
Date:	Signed by B B Box GPR, bec (Petitioner) FOR APPRICATE/OWNER
	84A Groton School Road, Ayer
	(Street Address)
	978-397-4584
Check List:	(Daytime Telephone Number)
<u> </u>	Completed application
	Two checks made payable to "Town of Ayer" in the amount of \$165.00 & \$85.00.
	Six (6) copies of the certified plot plan (8 ½ x 11 or 11 x 17)
	List of abutters Certified by the Assessors office
······································	Completed certified mail documents (certified mailing to be done by applicant and copied to ZBA's Office Manager along with receipts before the scheduled Public Hearing)

Zoning Board of Appeals
Special Permit Application
84A Groton School Road
Nature and Justification

The applicant, Antonenlla Fuchser, recently purchased the property at 84A Groton School Road. The property was advertised as a two family dwelling. Just before the closing she was informed the addition creating the second unit and the newer garage was never permitted. The property is zoned A-1 which allows for a two family conversion with a Special Permit from the Zoning Board of Appeals. The lot is located on the right of way known as "off Groton School Road." As such this lot does not have frontage on Groton School Rd, but on the right of way.

This house was built in 1979 and the addition was built roughly fifteen years ago. The existing structure was constructed with separate entrances, utilities and in the appearance of a single family home. The two dwelling units together have a total of four bedrooms: Three in the original dwelling and one in the addition. We have attached rough floor plans provided by others. A copy of the septic plan indicating the four bedroom septic system is also attached for your reference.

We have attached a copy of the deed and record plan of land. GPR has also prepared a Certified Plot Plan of the current structure for your files.

The applicant does not propose any exterior modifications to convert the property into a permitted two family dwelling. Internally they would replace several locking doors that were recently removed and install a stove back into the second kitchen.



Original structure on left and addition on right.



Entry to second dwelling and garage pedestrian entrance.



Left is second egress for addition and one of the alternative egresses for the original dwelling.

On behalf of the applicant, Antonella Fuchser, we respectfully request the Special Permit from Section 4.3 allowing for the previous external alterations and requested internal alterations. We also request the Special Permit from Section 4.4 Table of Use Regulations, specifically 1.3 for the Conversion of a single family to a two family dwelling be permitted.



	BOS/Town Administrator	Revie	ew Deadline Date	Monday August 10, 2015
	Board of Health			Wednesday August 19, 2015
	Department of Public Works	Publi	ic Hearing Date _	
-	Police Department			
	Fire Department Building Inspector/Zoning Er	forcement Officer		eks a Special Permit per
	Conservation Committee	nortement Officer		Bylaw 4.3 Nonconforming and 4.4 Table of Use
	Tax Collector		A STATE OF THE PARTY OF THE PAR	3 for conversion of a single
	Assessor's Office			ng to a two family
Varia	ance X	_Special Permit		Finding/Appeal
Description_	Special Permit Request conve		y dwelling	
C. L 11	GPR for Antonella Fuchser			7/24/15
Submitted by			Date	
Address	84A Groton School Road	Telephone	Bruce @ GPR	978-772-1590
	abmitted for your review, comme s's Office by the Review Deadlin			
Appr				
	roved	_Modifications Need	led	Disapprove
Comments:	No issues.	_Modifications Need	led	Disapprove



	BOS/Town Adminis	strator	Review	Deadline Date	Monday August 10, 2015
	Board of Health				Wednesday August 19, 2015
	Department of Publi	c Works	Public I	Hearing Date _	1
=	Police Department Fire Department	7 . T. C.	. О.С.		eks a Special Permit per
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Description	Special Permit Requ		ingle family d	welling	
Submitted by ₋	GPR for Antonella	Fuchser			7/24/15
	84A Groton School R		elephone	Bruce @ GPR	978-772-1590
		v Deadline Date so		ng Board can co	onsider your recommendation. Disapprove
Comments:	oved	inodine	idolis i vecded		Bisappiove
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			MULL	State!	local regulati
- 2	2 family				
Signed /	nogth M	Kelly Ti	tle Hea	1th Ag	ent
Date 8/	5/15				



	BOS/Town Administrator	Review	w Deadline Date	Monday August 10, 2015
X	Board of Health Department of Public Works	Public	: Hearing Date _	Wednesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning E Conservation Committee Tax Collector Assessor's Office	nforcement Officer	Ayer Zoning Structures a subsection 1	reks a Special Permit per g Bylaw 4.3 Nonconforming and 4.4 Table of Use .3 for conversion of a single ing to a two family
Vari	ance X	Special Permit		Finding/Appeal
Description_	Special Permit Request conv	ALTONOMY OF THE PARTY OF THE PA	dwelling	
Submitted by	GPR for Antonella Fuchser		Date	7/24/15
Address	84A Groton School Road	Telephone	Bruce @ GPR	978-772-1590
	ubmitted for your review, commr's Office by the Review Deadlin	A service of the first service of the service of th		
App. Comments:	roved	Modifications Neede	ed	Disapprove



·	BOS/Town Adminis	trator		Review D	eadline Date	Monday August 10, 2015
	Board of Health Department of Public	e Works				Wednesday August 19, 201
<u></u>	Police Department Fire Department Building Inspector/Z Conservation Commit Tax Collector Assessor's Office		nforcement Off	ficer	Ayer Zonin Structures a subsection	eeks a Special Permit per g Bylaw 4.3 Nonconforming and 4.4 Table of Use 1.3 for conversion of a single ling to a two family
Vari	ance	X	_Special Perm	it		Finding/Appeal
Description_	Special Permit Reque	est conve	ersion of single	family dw	elling	
Submitted by	GPR for Antonella				Date	7/24/15
Address	84A Groton School Re		Teleph	Brone	ruce @ GPR	978-772-1590
Administrator	ubmitted for your review 's Office by the Review roved			the Zoning		urn to the Town onsider your recommendation Disapprove
Comments:	loved	-	iviodifications	STACCACA		Disappiove
Signed 1			Title	Chec	of Police	
Date 8	3/15					



	BOS/Town Administrator	Revi	ew Deadline Date	Monday August 10, 2015
	Board of Health Department of Public Works			Wednesday August 19, 2015
X	Police Department Fire Department Building Inspector/Zoning E Conservation Committee Tax Collector Assessor's Office		Applicant se Ayer Zoning Structures as subsection 1	reks a Special Permit per g Bylaw 4.3 Nonconforming and 4.4 Table of Use .3 for conversion of a single ing to a two family
Vari	ance X	Special Permit		Finding/Appeal
Description_	Special Permit Request conv	the state of the s	y dwelling	
Submitted by	GPR for Antonella Fuchser		Date	7/24/15
	84A Groton School Road		Bruce @ GPR	978-772-1590
	ubmitted for your review, comr r's Office by the Review Deadli			
App	roved	Modifications Need	ded	Disapprove
App. Comments:	NO 1550es	Modifications Need	led	Disapprove



	BOS/Town Administrator	Rev	iew Deadline Date	Monday August 10, 2015
	Board of Health Department of Public Works			Wednesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning E Conservation Committee Tax Collector Assessor's Office		Applicant se Ayer Zoning Structures ar subsection 1	eks a Special Permit per Bylaw 4.3 Nonconforming and 4.4 Table of Use .3 for conversion of a single ing to a two family
Vari	ance X	Special Permit	179	Finding/Appeal
Description_	Special Permit Request conv	ersion of single fami	ly dwelling	
Submitted by	GPR for Antonella Fuchser			7/24/15
Address	84A Groton School Road	Telephone_	Bruce @ GPR	978-772-1590
Administrator	ubmitted for your review, commr's Office by the Review Deadlin	ne Date so that the Z	oning Board can co	onsider your recommendation.
	roved	Modifications Nee	ded	Disapprove
with ?	THIS REQUEST GRANTEN			
Signed_		Title Wil	D. Cumn	



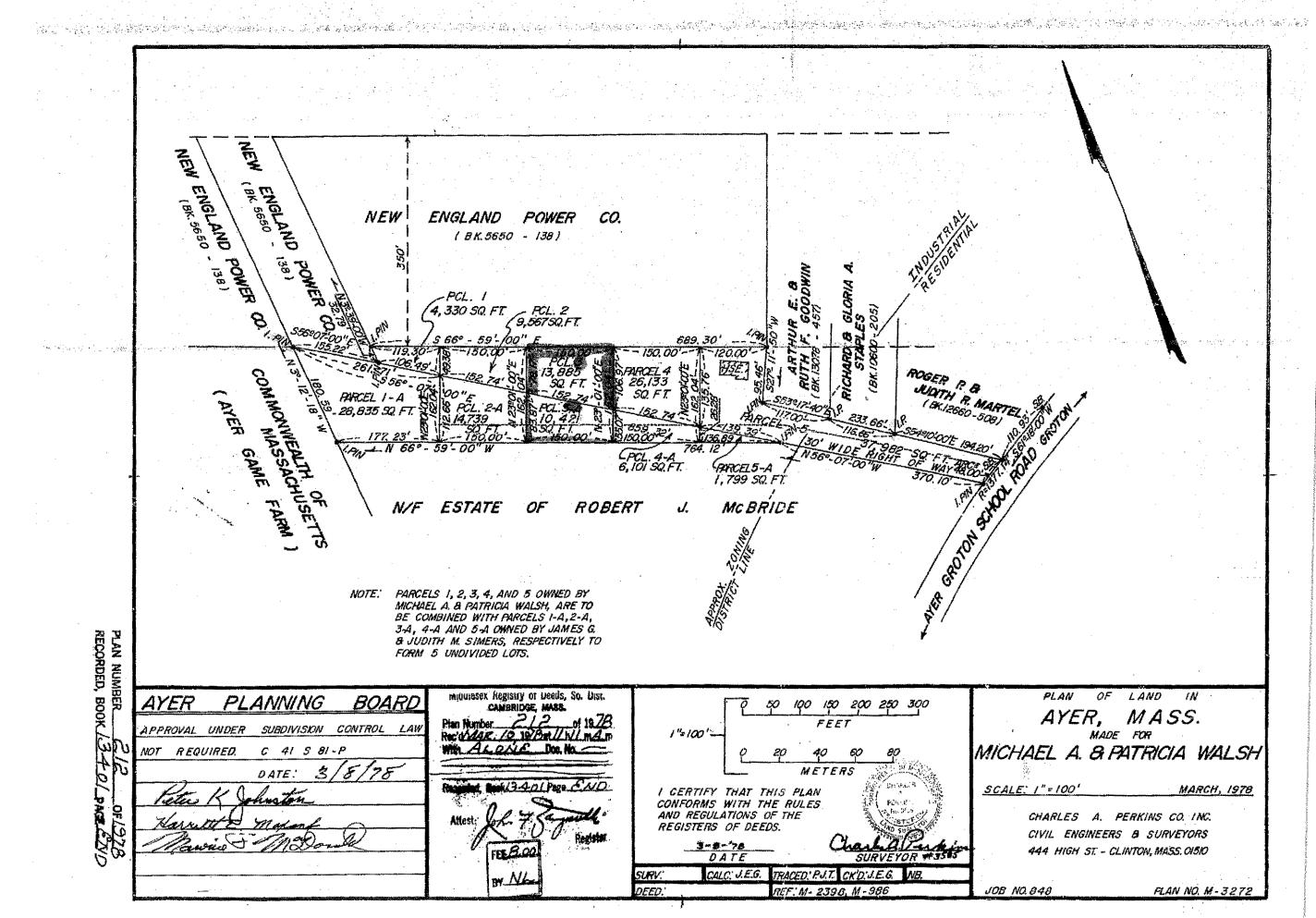
	BOS/Town Administrator		Review Dea	adline Date	Monday August 10, 2015
	Board of Health Department of Public Wor	de.			Wednesday August 19, 201
<u></u>	Police Department Fire Department Building Inspector/Zoning Conservation Committee Tax Collector Assessor's Office		Officer A S S	Applicant se Ayer Zoning tructures a ubsection 1	eeks a Special Permit per g Bylaw 4.3 Nonconforming nd 4.4 Table of Use .3 for conversion of a single ing to a two family
Varia	ance	X Special Per	mit		Finding/Appeal
Description_	Special Permit Request co	nversion of sing	gle family dwel	ling	
Submitted by	GPR for Antonella Fuchs	ser		_ Date	7/24/15
	84A Groton School Road				978-772-1590
Administrator	nbmitted for your review, cone's Office by the Review Dead		at the Zoning B		urn to the Town onsider your recommendation Disapprove
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Date &	13/15				

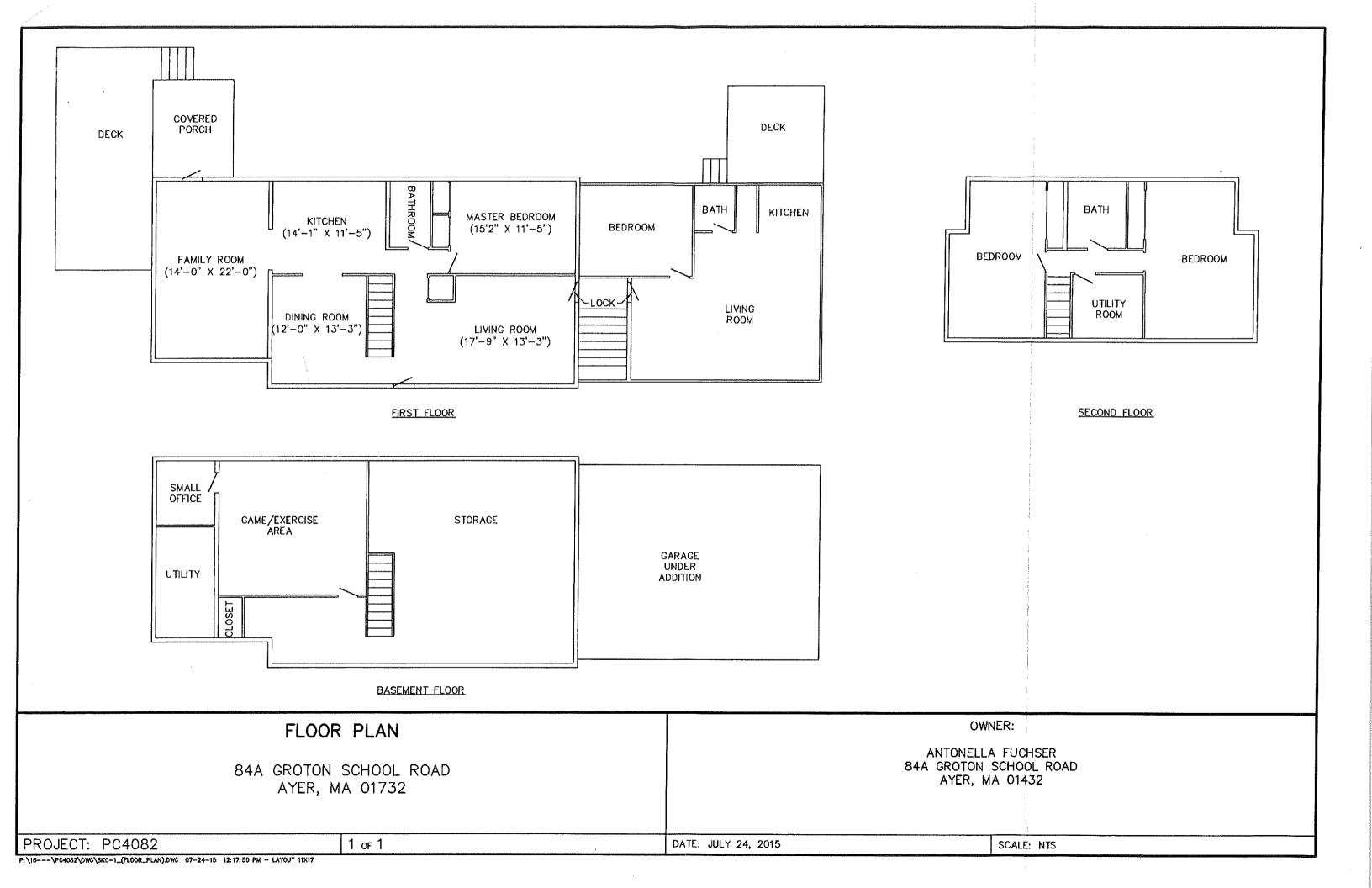


	BOS/Town Administrator	Revie	ew Deadline Date	Monday August 10, 2015
	Board of Health Department of Public Works	Dubli	is Haaring Data	Wednesday August 19, 2015
	Police Department	Publi	ic Hearing Date _	
	Fire Department Building Inspector/Zoning En Conservation Committee Tax Collector Assessor's Office	nforcement Officer	Ayer Zoning Structures as subsection 1	eks a Special Permit per Bylaw 4.3 Nonconforming and 4.4 Table of Use .3 for conversion of a single ing to a two family
Vari	ance X	_Special Permit		Finding/Appeal
Description_	Special Permit Request conve		y dwelling	
Submitted by	GPR for Antonella Fuchser		Date	7/24/15
Address	84A Groton School Road	Telephone	Bruce @ GPR	978-772-1590
Administrator	ubmitted for your review, comme r's Office by the Review Deadline roved		ning Board can co	
Comments:		_ivodifications (veed	icu	Выаррюче
Signed M	Sux Ropelard Uu 28. 2015	Title J W	n Cleux fc	Fax Collectes



	BOS/Town Administrator		Review Deadlin	ne Date	Monday August 10, 2015
	Board of Health Department of Public Works				Wednesday August 19, 2015
	Police Department Fire Department Building Inspector/Zoning E Conservation Committee Tax Collector Assessor's Office	nforcement Offi	Appl Ayer Struc subsc	licant section 1.	eks a Special Permit per Bylaw 4.3 Nonconforming ad 4.4 Table of Use 3 for conversion of a single ng to a two family
Vari	ance	Special Permi	t		Finding/Appeal
Description_	Special Permit Request conve	The second secon	family dwelling		
Submitted by	GPR for Antonella Fuchser		D	Date	7/24/15
Address	84A Groton School Road	Telepho	Bruce @	@ GPR	978-772-1590
-	ubmitted for your review, comm r's Office by the Review Deadlin				
App	roved	Modifications	Needed		Disapprove
Comments:					
Signed M	ome Hoja	Title_	Ssessin	y A	Uminis tratore





RECEIVED TOWN CLERK TOWN OF AYER

2015 JUL 27 PM 2:59 SWUNG Joyaland

Town of Ayer Zoning Board of Appeals Public Hearing Notice



The Ayer ZBA will conduct a public hearing at 8:10 PM on Wednesday August 19, 2015 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by G.S. Holdings, LLC., 14 Washington Street Ayer, MA 01432. Applicant seeks a Special Permit to allow for residential use in commercial building and to allow for reduced side setback and insufficient off street parking in pre-existing non-conforming structure. Seeking variance to allow for residential use on street level in Downtown Business District.

Advertised July 31, 2015 and August 7, 2015, The Ayer Public Spirit

RECEIVED TOWN CLERK TOWN OF AYER 2015 JUL 27 PM 1: 41



Town of Ayer ZONING BOARD OF APPEALS APPLICATION FOR A HEARING

Notes to the Petitioner:

- 1. All applications for a hearing must be received by the Town Administrator's Office and accompanied by:
 - (6) copies of a registered engineered drawing (size 8 ½ x 11 or 11 x 17),
 - Certified list of abutters within 300 feet of the premise and certified by the Town of Ayer Board of Assessors. (all certified mail documents receipts are to be given with the application and mailed by applicant with an abutters notice)
- 2. The application, when completed and signed, must be filed with a <u>non-refundable</u> <u>application</u> fee of one hundred-sixty five dollars (\$165.00) and a legal ad fee of eighty five dollars (\$85.00). Both checks should be made payable to the "Town of Ayer".
- 3. The ZBA shall duly post and conduct a public hearing within 65 days of receiving a completed application and render a decision within 14 days of the close of the Public Hearing. The applicant must wait the appeal period (20 days) after filing the decision with the Town Clerk. The decision, or notice thereof, must be filed by the applicant, at the South Middlesex County Registry of Deeds in Cambridge. Prior to obtaining a building permit, the applicant must present evidence of Registry filing to the Building Inspector and ZBA. This evidence may be a receipt from the Registry with an Instrument number or proof of the Book and Page assigned.

Name of Applicant:	G.S. H	oldings.	LLC	ittleton, Majory
	265 Gr	cat Rd.	Name)	Ht leton, Main
	978-	375 · 14	-ess) -34	
Sherryesq@	Yahoo.com	(Phon	e Number)	
	,		./-	
Applicant is (check one	e)Owner	Tenant Li	censee V Prospe	ctive Buyer
The name and address petition (list as it appea	of each holder or use on the Deed):	legal title to the l	and which is the su	abject of this
petition (list as it appea	wa of	, 1 Main	St. Aye	C, MA. 01432

Location of Property: 14 Washington St., Ayer, MA.	
Assessor's Map 26 Parcel 184 Land Size . 23	Ac.
Zoning District (circle one) A-1 A-2 GR GB (DB) LI HI	
Registry of Deeds Book 804 Page 511	
Water Overlay District (circle one) Zone I Zone II N/	A
The undersigned hereby petitions the Town of Ayer Zoning Board of Appeals terms of the Zoning Bylaws for the following purpose: A VARIANCE from the requirements of the Town of Ayer Zoning B	1
A SPECIAL PERMIT for a specific use which is subject the approval Zoning Board of Appeals (For Home Occupations see Page 3 of this I	of the
A SPECIAL PERMIT to expand, alter, or change a non-conforming to structure.	use or
ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)	
Other (Please specify):	
Did you request a building permit from the Town of Ayer Building Inspector?	No Yes/No
If yes, were you denied a permit by the Town of Ayer Building Inspector?	No Yes/No
If you were denied a permit, please attach a copy of the decision or state the redenial.	

6	State briefly the reas	t: Less than 25 to Residential district.
	LNSuff	icient of Street parking Seeking finding
	that p	re existing Non-conformity & New Use Not detrimental.
	3	
(2)		To allow residential use on street level
	In Downtown	Business District. Property is unique of lown building reuse. Residential Apartments with one
aft	ordable unit	4 Walking distance to devotion US Most economically
	easible to	preserve the Building without hardship. nit for Residential Use in Commercial buildi
	ohecim hex.	nii foi residential us o in commercial surisi
	Date: 7/27/1	5 Signed by MM
	Date. 1 1 1	R. Douglas Shaw, Mgc.
		Douglas Shaw, Mg1.
		(Street Address)
		(Daytime Telephone Number)
	Check List:	· · · · · · · · · · · · · · · · · · ·
		Completed application
	***************************************	Two checks made payable to "Town of Ayer" in the amount of \$165.00 & \$85.00.
	/	φ103.00 to φ 63.00.
		Six (6) copies of the certified plot plan (8 ½ x 11 or 11 x 17)
		List of abutters Certified by the Assessors office
		Completed certified mail documents (certified mailing to be done by
		applicant and copied to ZBA's Office Manager along with receipts
		before the scheduled Public Hearing)

Notice to Abutters



Name of Applicant:	G.S. Holdings, LLC
Date of Public Hearing:	
Address of property where activity is proposed:	14 Washington St., Ayer, MA 01432
Explanation of activity:	
Petition for a Variance to allow	residential use on street level in the Downtown Business
District and for a Special Permi	t to:
(a) allow residential use in a co	mmercial building; and
(b) allow reduced side setback	to residential lot line and insufficient off street parking in
a pre-existing nonconforming s	tructure.

Copies of the application are available at the Ayer Town Hall/Clerk's Office Monday, Wednesday, and Thursdays 8am - 4pm; Tuesdays 8am - 7pm; Friday 8am - 1pm

Information regarding the time and date of the Public Hearing will be published in the Public Spirit Newspaper.

Notice of the Public Hearing including the time and date will be posted in the Ayer Town Hall 48 hours in advance.

Proposal for the Purchase of the Former Ayer Central Fire Station Property

1. PROPOSAL

The Proposer proposes to restore, refurbish and renovate the building to convert it to use as a multifamily residential dwelling property containing six to eight two-bedroom units. The zoning district currently allows residential dwelling units on the second floor of a property within the district. The Proposer will request a variance or zoning change to permit dwelling use on the first floor as well. The zoning bylaw allows change, extension or alterations of preexisting structures by special permit granted by the zoning board of appeals. Proposer believes that housing is the highest and best use for this property being surrounded by residential uses and having limited parking, but if unsuccessful, the first floor will be renovated for office/retail allowed as of right.

Exterior Renovations: Because the building is historically and culturally significant and represents an architectural style important to the community, the façade will remain unchanged, except for improvements and restoration as follows:

The entire building will be powerwashed and the brick repointed as necessary
The slate roof will be stripped and replaced with new asphalt shingle
The fire house doors will be replaced with new reproduction doors
to be fitted with exterior entry doors for the apartments
The trim will be repaired and replaced as necessary and repainted
All windows will be replaced as required by Code for energy efficiency
The Cupola will be restored to original condition
All grounds will be improved and landscaped as permitted
The parking will be resurfaced and striped to provide 10 on site parking spaces
New exterior lighting and signage conforming to the architecture prevalent
along Main Street
No additional curb cuts will be required

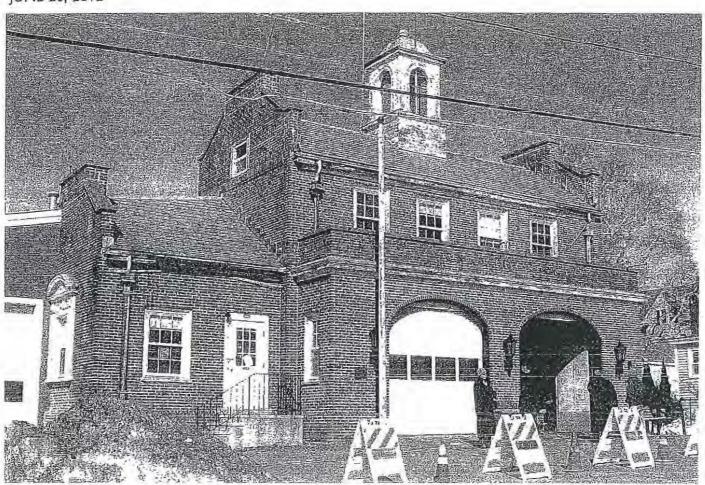
Interior: The Proposer proposes to construct 6 – 8 two-bedroom residential dwelling units. The size of the units will be 800 to 1000 square feet. The Proposer will comply with the Code of Massachusetts Regulations Architectural Access Board standards, as well as all state and local laws, rules and ordinances. At least one unit within the building will be offered for sale as affordable as that term is defined by the Department of Housing and Urban Development. If desirable to the Town, the Developer will execute a covenant within the local initiative guidelines to retain that unit as affordable in perpetuity, resulting in an additional unit for the town's SHI and no net loss of units from this project at the 2020 census.

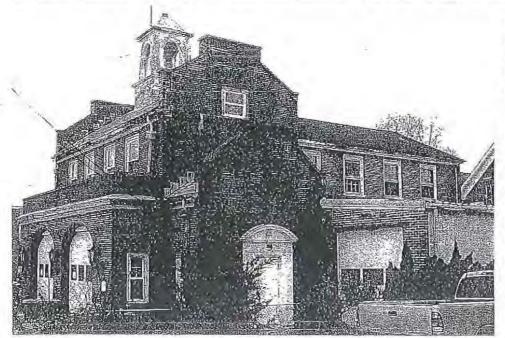
The Proposer plans to acquire the building with cash paid at closing. All costs to obtain the requisite zoning or variance approval shall be Developer's. All improvements shall be at Proposer's expense. The closing can take place within days of the Bid award.

CENTRAL FIRE STATION BUILDING ASSESSMENT

CANCES CANTA

14 WASHINGTON STREET, AYER, MA JUNE 20, 2012





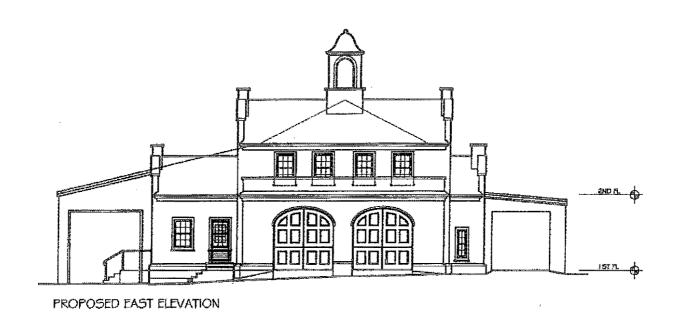
Architect

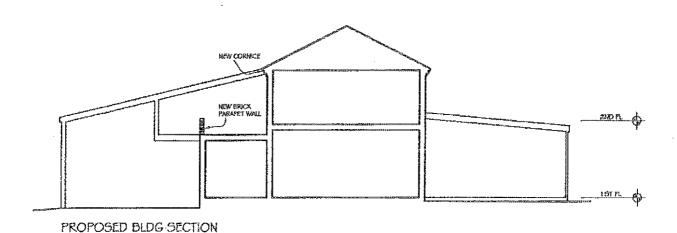
Kang Associates, Inc. 339 Boston Post Road Sudbury, MA 01776 978-443-6383

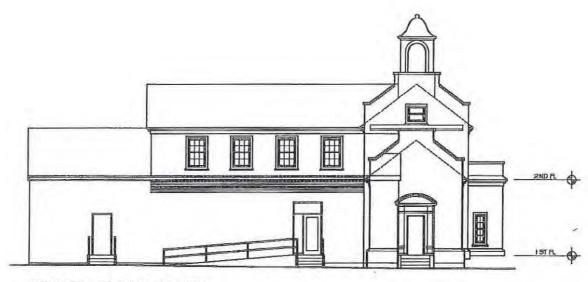
Mechanical/Electrical Engineer MacRitchie Engineering, Inc. 197 Quincy Avenue Braintree, MA 02185 781-848-4464

Cost Estimator

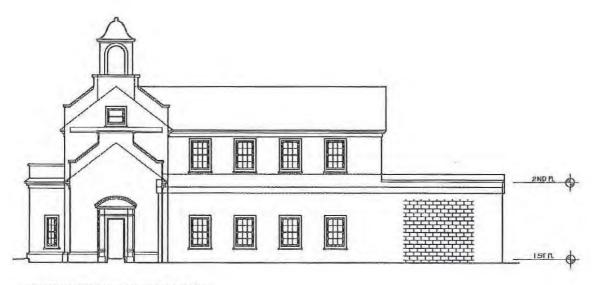
D.G. Jones International, Inc. 3 Baldwin Green Common Woburn, MA 01801 781-932-3131







PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

Behind the wing on the south side is a narrow 1-story section, with a flat roof, that extends the remaining length of the garage.

Through the years, the building was expanded to meet the growing needs of the Fire Department. With the exception of the most recent one and in the absence of any documentation, the construction dates of the various additions can only be approximated. The first alteration to the original building was the addition of a second floor, approximately 1,520 GSF in area, with a gable roof, over the 1story section of the garage. The similarity of the construction details and materials suggest that this expansion occurred shortly after the original building was built, perhaps in the 1940's or 1950's.

In the 1960's, when the Fire Department acquired a ladder truck that would not fit into length of the garage, approximately 840 GSF was added in a 1-story extension at the rear of the building. The addition has a flat roof and the exterior walls appear to be a single wythe of concrete masonry units (CMU).

Next, another garage bay was added on the north side in the 1970's. This

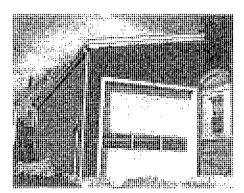


Figure 2: 1996 addition.

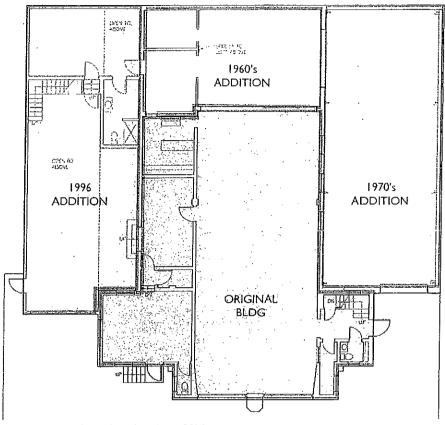


Figure 3: First floor plan showing additions.

approximately 1,500 GSF addition is a pre-fabricated steel building with brick veneer on the street side.

And finally, in 1996, another garage bay was added on the south side. (See Figure 2.) The roof of this addition extends to the second floor eave, enclosing an additional second floor space. Constructed of a concrete slab-on-grade, CMU walls with an EFIS (Exterior Insulation and Finish System) exterior finish, and wood floor and roof framing, this expansion added approximately 1,500 GSF on the first floor and 1,040 GSF on the second floor.

Whereas the original building is architecturally distinctive, solidly built of durable materials, and important to the history of the town, the later additions are inexpensively constructed, lack historical references, and do not blend in with the original structure.

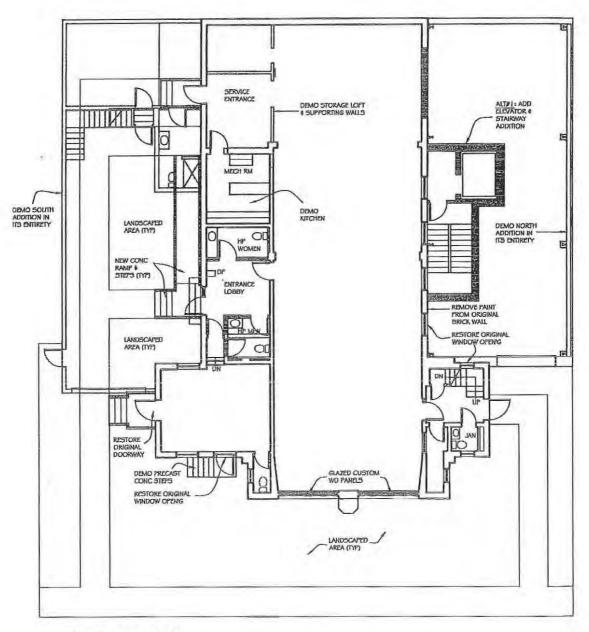
Building Configuration

The building, with all its additions, totals approximately 9,240 GSF, with approximately 6,000 GSF on the first floor. (See Figures 3 and 4.) The spaces with the greatest potential for re-use are the original apparatus bays on the first floor and the meeting room on the second floor that was added in the 1940/50's. These large open rectangular areas can easily be re-purposed as multi-function spaces for gatherings of people or they can be sub-divided to create

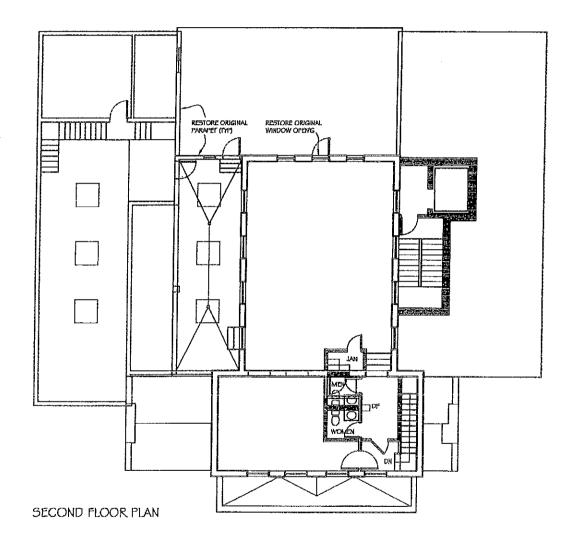
CENTRAL FIRE STATION BUILDING ASSESSMENT JUNE 20, 2012

DRAWINGS

The following drawings illustrate the proposed scope of work and were provided to the cost estimator. Additions proposed for demolition are shown in dotted lines. The scale of all drawings are 1/16''=1'-0''.



FIRST FLOOR PLAN





1	BOS/Town Administrator R	Monday August 10, 2015 eview Deadline Date
	Board of Health	
		Wednesday August 19, 2015 ublic Hearing Date
	Police Department Fire Department Building Inspector/Zoning Enforcement Office Conservation Committee Tax Collector Assessor's Office	Applicant seeks special permit to allow for residential use in commercial building and to allow for reduced side setback and insufficient of street parking in pre-exisiting non-conforming structure. Seeking variance to allow for residential use on street level in Downtown business district.
XVari	anceX _Special Permit	Finding/Appeal
Description_	Former Fire Station Conversion Project	
Submitted by	G.S. Holdings, LLC	July 27, 2015 Date
This plan is s	washington Street Telephon ubmitted for your review, comments, and recomments, and recomments.	
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Date 7/	28/2015	



BOS/Town Administrator	Review Deadline Date
Board of Health	Wednesday August 19, 2015
Department of Public Works Police Department Fire Department Building Inspector/Zoning Enforcer Conservation Committee Tax Collector Assessor's Office	Applicant seeks special permit to allow for residential use in commercial building and to allow for reduced side setback and insufficient of street parking in pre-exisiting non-conforming structure. Seeking variance to allow for residential use on street level in Downtown business district.
	al Permit Finding/Appeal
Description Former Fire Station Conversion Proj	ect
Submitted byG.S. Holdings, LL.C	July 27, 2015 Date
Address 14 Washington Street	TelephoneDouglas Shaw 978-375-1434
	d recommendations. Please return to the Town so that the Zoning Board can consider your recommendation. fications Needed Disapprove

<u>Town of Ayer</u> <u>Zoning Board of Appeals</u> <u>Transmittal Form – Department Head Review</u>



	Review Deadline Date
Board of Health Department of Public Works	Wednesday August 19, 2015 Public Hearing Date
Police Department Police Department Fire Department Building Inspector/Zoning Enforcement Offic Conservation Committee Tax Collector Assessor's Office	Applicant seeks special permit to allow for
XVarianceXSpecial Permit	Finding/Appeal
Description Former Fire Station Conversion Project	
Submitted byG.S. Holdings, LLC	July 27, 2015 Date
Address Telephon	Douglas Shaw 978-375-1434
This plan is submitted for your review, comments, and recommendation Administrator's Office by the Review Deadline Date so that the	e Zoning Board can consider your recommendation.
	e Zoning Board can consider your recommendation.



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BOS/Town Administrator Board of Health	Review Deadline Date
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Town of Ayer Zoning Board of Appeals Ayer Town Hall 1 Main Street Ayer, MA 01432



Wednesday June 17, 2015 Open Session Meeting Minutes

Recorded by APAC

Present: Sam Goodwin, Chair; Christa Maxant, Clerk; Michael Gibbons; Jeremy Callahan

Absent: Ron Defilippo

Call to Order: S. Goodwin called the meeting to order at 7:03 PM.

Public Hearing - Application for Variance - Alan Rogers, 4 Pierce Avenue: S. Goodwin opened the public hearing at 7:01 PM. S. Goodwin asked the applicant to present a plot plan showing the property boundaries. Mr. Alan Rogers explained his application of wanting to raze the non-conforming structure on his property and replace with a larger and more conforming structure. The applicant came before the Board informally during April to present the plans and get initial feedback from the Board. The applicant did present appropriate Town of Ayer building and health department permits from 1974 and 1975 allowing the conversion of a garage to a dwelling. These are legitimate permits. The proposed dwelling will exceed 750 square feet as required.

S. Goodwin stated that the variance is needed because two dwelling structures will be located on one lot.

Ms. Amanda Durkin, 3 Calvin Street abuts the property and has no objection with the proposal.

Motion: A motion was made by J. Callahan and seconded by M. Gibbons to grant the variance as requested. Motion passed 4-0.

The hearing was closed at 7:15 PM.

<u>Public Hearing – Application for Variance – John Horgan, 41 Nashua Street:</u> S. Goodwin opened the public hearing at 7:16 PM. Mr. Bruce Ringwall from GPR, Inc. and John Horgan were present to present their application seeking a variance from setback requirements for an accessory structure (carport). B. Ringwall stated that the shape of the lot and that the lot is a corner lot limits the placement of the accessory structure; therefore they are applying for the following three (3) variances:

- 1) 5.8.a to disregard applicability of yard dimensional requirements as noted
- 2) 5.8.b to be located 5' of the primary structure where 10' is required
- 3) 5.8.d to be within 4' and 6/10 of the side yard line where 5' is required

After some discussion, it was agreed that 5.8.a only applies to accessory structures with human occupation. This is not applicable to this application for a garage as there will be no human occupation.

Mr. Paul Farley, 20 Coolidge Road, is an abutter to the property stated his concern about the future development of the carport into a garage. Board members stated that a garage would simply be a carport with sides and that the only allowed use for the structure is a carport or garage. It could never be used as a dwelling unit.

Motion: A motion was made by J. Callahan and seconded by M. Gibbons to grant the variances as requested with the exception of #1 (above) which is not applicable. **Motion passed 4-0.**

Motion: A motion was made by J. Callahan and seconded by C. Maxant to close the Public Hearing at 7:39 PM. **Motion passed 4-0.**

Action Items: 35A Groton School Road – Request for an Extension of Finding Attorney Tom Gibbons was in attendance to explain a request for a six (6) month extension of Finding previously made (July 10, 2013) at 35A Groton School Road pursuant to Article 4, Section 4.3.4(b) of the Ayer Zoning Bylaw. The preexisting structure has been removed but Attorney Gibbons' client has not yet built the new structure, therefore they are requesting an extension. After discussion, Board agreed with Attorney Gibbons' opinion that the extent of work completed to date would likely be sufficient to show that work has begun under the finding as required by statute. Attorney Gibbons would like to make sure his client is safe in presenting this request.

Motion: A motion was made by J. Callahan and seconded by M. Gibbons to extend the finding by six (6) months to January 10, 2016. **Motion passed 4-0.**

5 Fourth Street - Section 6 Finding The applicant sought a Section 6 Finding in the summer of 2014 and because of quorum issues with the ZBA their plan was constructively approved. They have since made slight changes to the plan and wanted to present those changes to the ZBA. The ZBA saw no issues with the revisions and stated that the original finding stands.

<u>Discussion Items:</u> S. Goodwin asked the Board about appointing a Vice-Chair, in the absence that the Chair is not able to attend the meetings. J. Callahan expressed interest in the Vice-Chair position.

Motion: A motion was made by M. Gibbons and seconded by C. Maxant to appoint Jeremy Callahan as Vice-Chair of the ZBA. **Motion passed 4-0.**

- S. Goodwin stated that he would like to review at each meeting the previously proposed Zoning Bylaw with the eventual goal of making tweaks and presenting to a Town Meeting for consideration.
- S. Goodwin also stated he would like to sit down with the Building Commissioner and the Chair of the Planning Board to further articulate the land use process that applicants go through.

Approval of Meeting Minutes:

<u>Motion</u>: A motion was made by J. Callahan and seconded by M. Gibbons to approve the meeting minutes of May 20, 2015, as amended (added the phrase "per Zoning Bylaw 4.3.4(b) to the last sentence of the 141 Snakehill Road item). <u>Motion passed 4-0.</u>

Adjournment: A motion was made by J. Gibbons and seconded by C. Maxant to adjourn at 8:21 PM. **Motion passed 4-0.**

Minutes Recorded and Submitted	by Carly M. Antonellis	
Date Minutes Approved by ZBA:		



