

RECEIVED
AUG 11 2020
12:24 PM
TOWN OF AYER
TOWN CLERK

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



Wednesday August 19, 2020
Open Session Remote Participation Meeting Agenda

Due to the ongoing COVID-19 Pandemic, Governor Baker issued an Emergency Order Temporarily Suspending Certain Provisions of the Open Meeting Law. Public bodies otherwise governed by the OML are temporarily relieved from the requirement that meetings be held in public places, open and physically accessible to the public, so long as measures are taken to ensure public access to the bodies' deliberations "through adequate, alternative means." This meeting will be broadcast live on Channel 8, and on Zoom. The public may participate remotely by following the call-in information on the bottom of the live broadcast screen. For the Zoom meeting information relating to remote participation, please contact IT Director Cindy Knox at cknox@ayer.ma.us or 978-772-8252

6:00 PM Call to Order

Approval of Agenda

Public Hearing - Application for Variance – Washington Street Realty Trust
48 Washington Street (Filed 7/10/20)

6:05 PM Public Hearing - Application for Variance – Nasoya Foods USA, LLC.
1 New England Way (Filed 7/29/20)

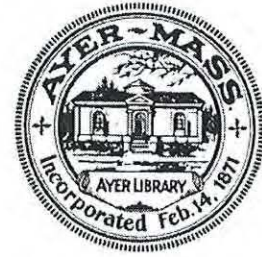
Approval of Meeting Minutes
July 15, 2020

Adjournment

The next regularly scheduled ZBA Meeting is September 16, 2020

RECEIVED
JUL 16 2020
2 pm *eb*
TOWN OF AYER
TOWN CLERK

Town of Ayer
Zoning Board of Appeals
Public Hearing Notice



The Ayer ZBA will conduct a remote public hearing at 6:00 PM on Wednesday August 19, 2020 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by Kevin Baker, Trustee, Washington Street Realty Trust, for property located at 48 Washington Street Ayer, MA. Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Advertised July 24, 2020 and July 31, 2020, *The Nashoba Valley Voice*

RECEIVED
JUL 10 2020
10:15 AM
TOWN OF AYER
TOWN CLERK



Town of Ayer
ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING

Name of Applicant: Kevin Baker, Trustee, Washington Street Realty Trust
(Full Name)
210 Hartwell Ave., Littleton, MA 01460
(Address)
[REDACTED]
(Phone Number)
[REDACTED]
(Email Address)

Applicant is: Owner _____ Tenant _____ Licensee _____ Prospective Buyer*
**If you are a tenant, licensee or prospective buyer please include a letter from the property owner acknowledging the application with the Zoning Board of Appeals.*

The name and address of each holder or legal title to the land which is the subject of this petition (list as it appears on the Deed):

Washington Street Realty Trust, Domenic J Sebben Jr Tr, Kevin E. Baker Tr

Location of Property:

48 Washington Street, Ayer, MA 01432

Assessor's Map M:019 B:0000 Parcel L:0145 Land Size .14 ac

Zoning District: A-1 A-2 GR GB DB LI I MUT HCS
Circle One

Registry of Deeds Book 74289 Page 460

Aquifer Protection 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
- A SPECIAL PERMIT to expand, alter, or change a non-conforming use or structure.
- ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)

Did you request a building permit from the Town of Ayer Building Inspector? Yes

If yes, were you denied a permit by the Town of Ayer Building Inspector? No
If you were denied a permit, please attach a copy of the decision from Building Commissioner's Office.

State briefly the reasons for application and include the appropriate citation(s) from the Ayer Zoning Bylaw, March 19, 2018 Version:

Seeking a variance from Section 6, 6.3H1

1. Seven hundred and fifty (750) sq. ft. for a dwelling unit on one (1) floor.

Date: 07/10/2020

Signed by

Kevin Baker
dotloop verified
07/10/20 9:46 AM EDT
MHWS-YQBW-GNGX-1BYW

(Petitioner)

617.461.7021

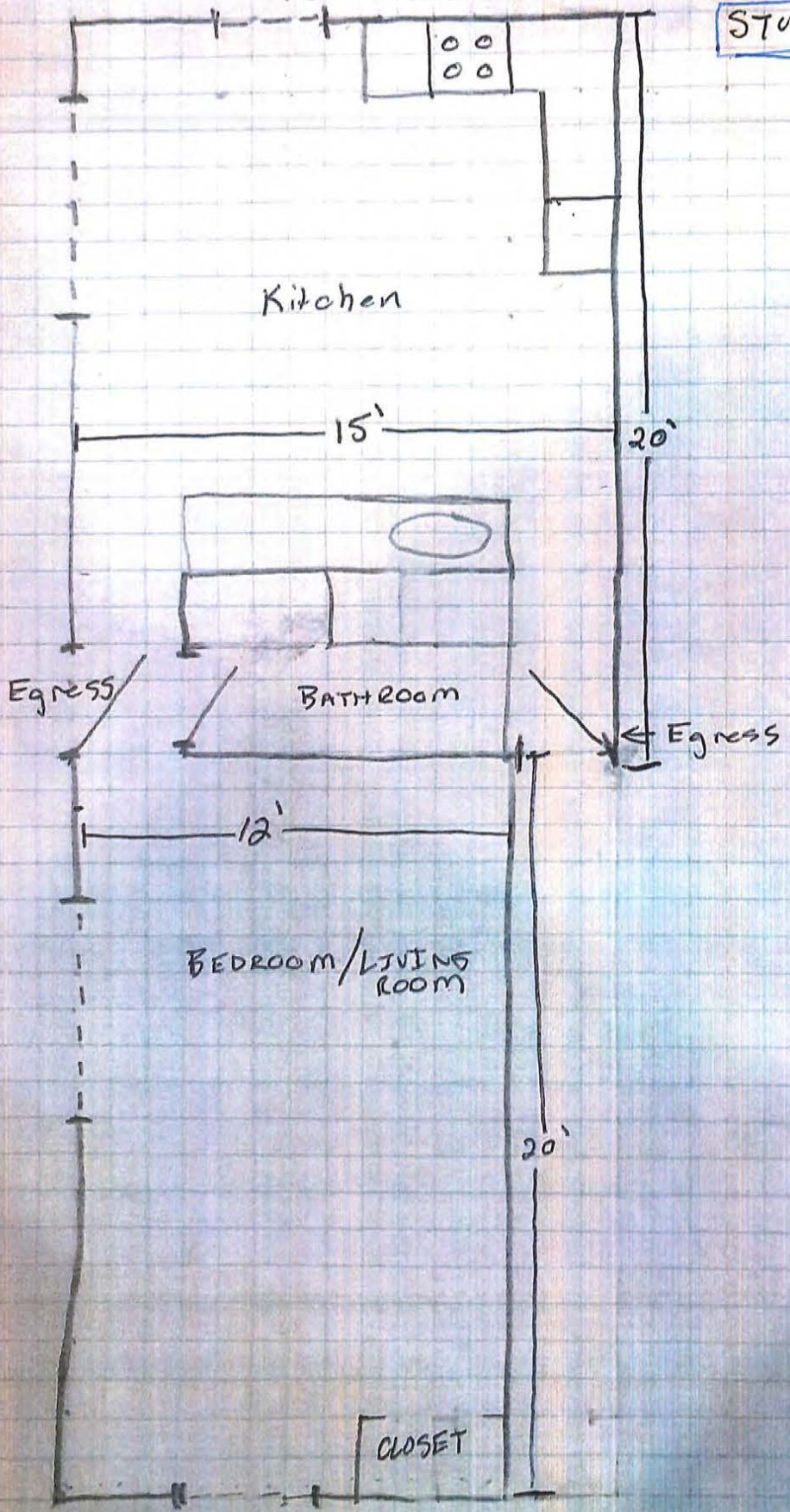
(Daytime Phone Number)

k-baker@kw.com

(Email)

48 WASHINGTON ST. APT #2

STUDIO 540 sq ft



Kevin Bakee
617.461.7021



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

- P
-
-
-
-
-
-
-
-
-
-
-
-
-
-

BOS/Town Manager

Review Deadline Date Monday August 10, 2020

Board of Health

Department of Public Works

Public Hearing Date Wednesday August 19, 2020 6:00 PM

Police Department

Fire Department

Building Inspector/Zoning Enforcement Officer

Conservation Committee

Treasurer/Tax Collector

Town Clerk

Assessor's Office

Economic & Community Development

Town Planner

 X Variance Special Permit Finding/Appeal

Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Description home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments: Defer to ZBA.

Signed *Mark A. Blunt* Title Town Manager

Date 7/16/2020



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

<input checked="" type="checkbox"/>	BOS/Town Manager	Review Deadline Date	<u>Monday August 10, 2020</u>
<input type="checkbox"/>	Board of Health	Public Hearing Date	<u>Wednesday August 19, 2020 6:00 PM</u>
<input type="checkbox"/>	Department of Public Works		
<input type="checkbox"/>	Police Department		
<input type="checkbox"/>	Fire Department		
<input type="checkbox"/>	Building Inspector/Zoning Enforcement Officer		
<input type="checkbox"/>	Conservation Committee		
<input type="checkbox"/>	Treasurer/Tax Collector		
<input type="checkbox"/>	Town Clerk		
<input type="checkbox"/>	Assessor's Office		
<input type="checkbox"/>	Economic & Community Development		
<input type="checkbox"/>	Town Planner		

Variance Special Permit Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments:
N/A - No issues

Signed B. Bralcy Title Health Insp

Date 7/29/2020



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

_____	BOS/Town Manager	Review Deadline Date <u>Monday August 10, 2020</u>
_____	Board of Health	
<u>X</u> _____	Department of Public Works	Public Hearing Date <u>Wednesday August 19, 2020 6:00 PM</u>
_____	Police Department	
_____	Fire Department	
_____	Building Inspector/Zoning Enforcement Officer	
_____	Conservation Committee	
_____	Treasurer/Tax Collector	
_____	Town Clerk	
_____	Assessor's Office	
_____	Economic & Community Development	
_____	Town Planner	

X Variance _____ Special Permit _____ Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments: No issues from DPW
I have spoken to owner about water & sewer connection

Signed Title DPW Supt.

Date 7/21/20

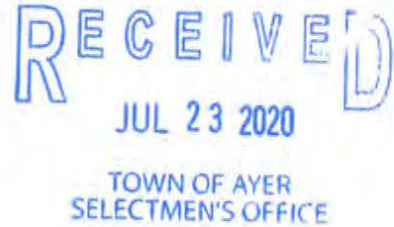
Town of Ayer
Zoning Board of Appeals



Transmittal Form – Department Head Review

- BOS/Town Manager
- Board of Health
- Department of Public Works
- Police Department
- Fire Department
- Building Inspector/Zoning Enforcement Officer
- Conservation Committee
- Treasurer/Tax Collector
- Town Clerk
- Assessor's Office
- Economic & Community Development
- Town Planner

Review Deadline Date Monday August 10, 2020
Public Hearing Date Wednesday August 19, 2020 6:00 PM



Variance Special Permit Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments: None

Signed [Signature] Title Chief of Police

Date 7/17/2020



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

- _____ BOS/Town Manager
- _____ Board of Health
- _____ Department of Public Works
- _____ Police Department
- _____ Fire Department
- _____ Building Inspector/Zoning Enforcement Officer
- _____ Conservation Committee
- _____ Treasurer/Tax Collector
- _____ Town Clerk
- _____ Assessor's Office
- _____ Economic & Community Development
- _____ Town Planner

Review Deadline Date Monday August 10, 2020

Public Hearing Date Wednesday August 19, 2020 6:00 PM

Variance _____ Special Permit _____ Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments: No issues

Signed [Signature]

Title Fire Chief

Date 7/27/2020



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

<u> </u>	BOS/Town Manager	Review Deadline Date <u>Monday August 10, 2020</u>
<u> </u>	Board of Health	
<u> </u>	Department of Public Works	Public Hearing Date <u>Wednesday August 19, 2020 6:00 PM</u>
<u> </u>	Police Department	
<u> </u>	Fire Department	
<u> X </u>	Building Inspector/Zoning Enforcement Officer	
<u> </u>	Conservation Committee	
<u> </u>	Treasurer/Tax Collector	
<u> </u>	Town Clerk	
<u> </u>	Assessor's Office	
<u> </u>	Economic & Community Development	
<u> </u>	Town Planner	

 X Variance Special Permit Finding/Appeal

Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Description home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments: No Issues - would approve.

Signed Colleen Sneyd Title Building Commissioner/Zoning officer

Date 7/27/20



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

_____	BOS/Town Manager	Review Deadline Date	<u>Monday August 10, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>Wednesday August 19, 2020 6:00 PM</u>
_____	Police Department		
_____	Fire Department		
_____	Building Inspector/Zoning Enforcement Officer		
<u>X</u> _____	Conservation Committee		
_____	Treasurer/Tax Collector		
_____	Town Clerk		
_____	Assessor's Office		
_____	Economic & Community Development		
_____	Town Planner		

X Variance _____ Special Permit _____ Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments:
conservation has no concerns with this application.

Signed *[Signature]* Title conservation administrator

Date 7/20/20



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

_____	BOS/Town Manager	Review Deadline Date	<u>Monday August 10, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>Wednesday August 19, 2020 6:00 PM</u>
_____	Police Department		
_____	Fire Department		
_____	Building Inspector/Zoning Enforcement Officer		
_____	Conservation Committee		
_____	Treasurer/Tax Collector		
_____	Town Clerk		
_____	Assessor's Office		
_____	Economic & Community Development		
_____	Town Planner		

Variance _____ Special Permit _____ Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments:
No issues

Signed *Barbara Tinney* Title *Treasurer / Tax Collector*

Date *07/17/2020*



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

_____	BOS/Town Manager	Review Deadline Date <u>Monday August 10, 2020</u>
_____	Board of Health	
_____	Department of Public Works	Public Hearing Date <u>Wednesday August 19, 2020 6:00 PM</u>
_____	Police Department	
_____	Fire Department	
_____	Building Inspector/Zoning Enforcement Officer	
_____	Conservation Committee	
_____	Treasurer/Tax Collector	
<u>X</u> _____	Town Clerk	
_____	Assessor's Office	
_____	Economic & Community Development	
_____	Town Planner	

X Variance _____ Special Permit _____ Finding/Appeal
 Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.
 Description _____

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments: No Issues

Signed Susan Copeland Title Ayer Town Clerk

Date July 20, 2020



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

_____	BOS/Town Manager	Review Deadline Date	<u>Monday August 10, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>Wednesday August 19, 2020 6:00 PM</u>
_____	Police Department		
_____	Fire Department		
_____	Building Inspector/Zoning Enforcement Officer		
_____	Conservation Committee		
_____	Treasurer/Tax Collector		
_____	Town Clerk		
<input checked="" type="checkbox"/>	Assessor's Office		
_____	Economic & Community Development		
_____	Town Planner		

Variance _____ Special Permit _____ Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments:

Signed Thomas S. Ayer Title Assessing Administrator

Date 7/28/20



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

_____	BOS/Town Manager	Review Deadline Date	<u>Monday August 10, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>Wednesday August 19, 2020 6:00 PM</u>
_____	Police Department		
_____	Fire Department		
_____	Building Inspector/Zoning Enforcement Officer		
_____	Conservation Committee		
_____	Treasurer/Tax Collector		
_____	Town Clerk		
_____	Assessor's Office		
<u>X</u> _____	Economic & Community Development		
_____	Town Planner		

Variance _____ Special Permit _____ Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

Comments: Recommend APPROVAL.

Signed Title Dir. AOCU

Date 8/6/2020



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

BOS/Town Manager
 Board of Health
 Department of Public Works
 Police Department
 Fire Department
 Building Inspector/Zoning Enforcement Officer
 Conservation Committee
 Treasurer/Tax Collector
 Town Clerk
 Assessor's Office
 Economic & Community Development
 Town Planner

Review Deadline Date Monday August 10, 2020
 Public Hearing Date Wednesday August 19, 2020 6:00 PM



Variance Special Permit Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.3H1 to allow a 540 sq. ft. studio dwelling unit where 750 sq. ft. is required in multi-family home.

Submitted by Kevin Baker, Trustee, Washington Street Realty Trust Date July 10, 2020

Address 48 Washington Street Telephone 617-461-7021

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

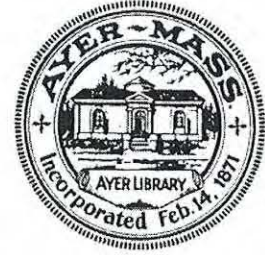
Comments: *I was briefed by the Building Commissioner and understand why the studio apt. was built at 540 sq. ft. Given the circumstances I support the applicant's request for a variance.*

Signed *[Signature]* Title Town Planner

Date 8-06-2020

RECEIVED
JUL 30 2020
8:20 AM ef
TOWN OF AYER
TOWN CLERK

**Town of Ayer
Zoning Board of Appeals
Public Hearing Notice**



The Ayer ZBA will conduct a remote public hearing at 6:05PM on Wednesday August 19, 2020 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by Nasoya Foods USA, LLC., for property located at 1 New England Way Ayer, MA. Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the Industrial Zone for warehouse addition.

Advertised August 4, 2020 and August 11, 2020, *The Lowell Sun*

Town of Ayer
ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING



Notes to the Petitioner:

1. The Zoning Board of Appeals meets on the 3rd Wednesday of the month at 6:00 PM at the Ayer Town Hall. Because of the requirements set forth in Massachusetts General Law, Chapter 40A, completed application submissions must be received by the Town approximately 3 to 3.5 weeks ahead of the meeting date. Please contact the Town Manager's Office to inquire about submission deadlines at 978-772-8220 or zba@ayer.ma.us
2. All applications for a hearing must be received by the Town Manager's Office and accompanied by:
 - Eleven (11) copies of a certified plot plan (8 ½ x 11 or 11 x 17) and/or relevant certified drawings/sketches
 - One (1) electronic copy of the application and plans in PDF format emailed to zba@ayer.ma.us
 - Certified list of abutters obtained from the Assessor's Office.
2. The application, when completed and signed, must be filed with a non-refundable application fee of one hundred-sixty five dollars (\$165.00). Check should be made payable to the "Town of Ayer".
3. The applicant is responsible for the cost of the legal ad, which will run in either the Nashoba Valley Voice or the Lowell Sun. This amount will be determined after the application is submitted. Check should be made payable to the "Town of Ayer". The Town Manager's Office will email you the cost of the ad, which is determined by length.
4. The applicant is responsible for mailing a "Notice to Abutters", which is provided in PDF format via e-mail by the Town Manager's Office. More information on the mailing can be found on Page 4.
5. Notice of the Public Hearing including the time and date will be posted on the Town Hall Posting Board (located outside Town Hall at the Columbia Street entrance) at least 48 hours in advance of Public Hearing.
6. **Application will not be heard unless both checks are received at least 2 weeks prior to hearing.**
7. 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. Most decisions are subject to a twenty (20) day appeal period. After the 20 day appeal period, the decision 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.

RECEIVED

JUL 29 2020
10:52 AM
TOWN OF AYER
TOWN CLERK



Town of Ayer
ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING

Name of Applicant: NASOYA FOODS USA, LLC / Scott Park
(Full Name)
ONE NEW ENGLAND WAY AYER MA. 01432
(Address)
978-487-3849
(Phone Number)
Scott.park@pulmuone.com
(Email Address)

Applicant is: Owner Tenant Licensee Prospective Buyer*
*If you are a tenant, licensee or prospective buyer please include a letter from the property owner acknowledging the application with the Zoning Board of Appeals.

The name and address of each holder or legal title to the land which is the subject of this petition (list as it appears on the Deed):

NASOYA FOOD USA, LLC.

Location of Property:

1 NEW ENGLAND WAY, AYER, MA 01432

Assessor's Map 17 Parcel 18 Land Size 12.12 ACRES

Zoning District: A-1 A-2 GR GB DB LI MUT HCS
Circle One

Registry of Deeds Book 67233 Page 207

Aquifer Protection 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
- A SPECIAL PERMIT to expand, alter, or change a non-conforming use or structure.
- ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)

Did you request a building permit from the Town of Ayer Building Inspector? 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 from Building Commissioner's Office.

State briefly the reasons for application and include the appropriate citation(s) from the Ayer Zoning Bylaw, March 19, 2018 Version:

26,095 SQ. FT. WAREHOUSE ADDITION (PROPOSED 15,095 SQ. FT. + FUTURE 11,000 SQ. FT.)
TO EXISTING 133,239 SQ. FT. MANUFACTURING AND OPERATION FACILITY, PROPOSING 59'
BUILDING HEIGHT(MATCHING EXISTING BUILDING HEIGHT) IN LIEU OF 40' MAXIMUM HEIGHT
INDUSTRIAL ZONE REQUIREMENT

Date: 7/28/2020

Signed by Scott Park
(Petitioner)

978-487-3849
(Daytime Phone Number)

Scott.park@pulmuone.com
(Email)



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

<input checked="" type="checkbox"/>	BOS/Town Manager	Review Deadline Date	<u>August 11, 2020</u>
<input type="checkbox"/>	Board of Health		
<input type="checkbox"/>	Department of Public Works	Public Hearing Date	<u>August 19, 2020 6:05 PM</u>
<input type="checkbox"/>	Police Department		
<input type="checkbox"/>	Fire Department		
<input type="checkbox"/>	Building Inspector/Zoning Enforcement Officer		
<input type="checkbox"/>	Conservation Committee		
<input type="checkbox"/>	Treasurer/Tax Collector		
<input type="checkbox"/>	Town Clerk		
<input type="checkbox"/>	Assessor's Office		
<input type="checkbox"/>	Economic & Community Development		
<input type="checkbox"/>	Town Planner		

Variance Special Permit Finding/Appeal

Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the

Description Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments:
Recommend approval as it will match existing building height.

Signed *Marta Pothol* Title *Town Manager*

Date *7/30/2020*



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

BOS/Town Manager
 Board of Health
 Department of Public Works
 Police Department
 Fire Department
 Building Inspector/Zoning Enforcement Officer
 Conservation Committee
 Treasurer/Tax Collector
 Town Clerk
 Assessor's Office
 Economic & Community Development
 Town Planner

Review Deadline Date August 11, 2020

Public Hearing Date August 19, 2020 6:05 PM

Variance Special Permit Finding/Appeal

Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the

Description Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments:

NO BOH ISSUES

Signed

Bridgett Moley

Title

Health Inspector

Date

8/11/2020



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

<input type="checkbox"/>	BOS/Town Manager	Review Deadline Date <u>August 11, 2020</u>
<input type="checkbox"/>	Board of Health	
<input checked="" type="checkbox"/>	Department of Public Works	Public Hearing Date <u>August 19, 2020 6:05 PM</u>
<input type="checkbox"/>	Police Department	
<input type="checkbox"/>	Fire Department	
<input type="checkbox"/>	Building Inspector/Zoning Enforcement Officer	
<input type="checkbox"/>	Conservation Committee	
<input type="checkbox"/>	Treasurer/Tax Collector	
<input type="checkbox"/>	Town Clerk	
<input type="checkbox"/>	Assessor's Office	
<input type="checkbox"/>	Economic & Community Development	
<input type="checkbox"/>	Town Planner	

Variance Special Permit Finding/Appeal

Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments: Ayer DPW has no issues with the height variance. But there are some site issues that we will need to review including stormwater management and Truck access/parking/turning. Site Plan Review?

Signed *MMWJF* Title Supt. of Public Works

Date 8/7/20

Town of Ayer
Zoning Board of Appeals



Transmittal Form – Department Head Review

- BOS/Town Manager
- Board of Health
- Department of Public Works
- Police Department
- Fire Department
- Building Inspector/Zoning Enforcement Officer
- Conservation Committee
- Treasurer/Tax Collector
- Town Clerk
- Assessor's Office
- Economic & Community Development
- Town Planner

Review Deadline Date August 11, 2020

Public Hearing Date August 19, 2020 6:05 PM

Variance Special Permit Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments: None

Signed [Signature]

Title Chief of Police

Date 7/31/2020



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

_____	BOS/Town Manager	Review Deadline Date	<u>August 11, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>August 19, 2020 6:05 PM</u>
_____	Police Department		
<u>X</u>	Fire Department		
_____	Building Inspector/Zoning Enforcement Officer		
_____	Conservation Committee		
_____	Treasurer/Tax Collector		
_____	Town Clerk		
_____	Assessor's Office		
_____	Economic & Community Development		
_____	Town Planner		

X Variance _____ Special Permit _____ Finding/Appeal

Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the

Description Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments: No issues with Fire Department

Signed *[Signature]* Title Fire Chief

Date 8/11/2020



**Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review**

_____	BOS/Town Manager	Review Deadline Date <u>August 11, 2020</u>
_____	Board of Health	
_____	Department of Public Works	Public Hearing Date <u>August 19, 2020 6:05 PM</u>
_____	Police Department	
_____	Fire Department	
<u>X</u> _____	Building Inspector/Zoning Enforcement Officer	
_____	Conservation Committee	
_____	Treasurer/Tax Collector	
_____	Town Clerk	
_____	Assessor's Office	
_____	Economic & Community Development	
_____	Town Planner	

X Variance _____ Special Permit _____ Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments: would approve

Signed [Signature] Title Building Commissioner/Zoning

Date 7-3-2020



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

_____	BOS/Town Manager	Review Deadline Date	<u>August 11, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>August 19, 2020 6:05 PM</u>
_____	Police Department		
_____	Fire Department		
_____	Building Inspector/Zoning Enforcement Officer		
<u>X</u>	Conservation Committee		
_____	Treasurer/Tax Collector		
_____	Town Clerk		
_____	Assessor's Office		
_____	Economic & Community Development		
_____	Town Planner		

X Variance _____ Special Permit _____ Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

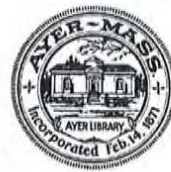
Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments:
conservation has no concerns with this project.

Signed *Ms. Anelys W* Title cons. admin.

Date 8/11/20



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

_____	BOS/Town Manager	Review Deadline Date	<u>August 11, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>August 19, 2020 6:05 PM</u>
_____	Police Department		
_____	Fire Department		
_____	Building Inspector/Zoning Enforcement Officer		
_____	Conservation Committee		
<u>X</u>	Treasurer/Tax Collector		
_____	Town Clerk		
_____	Assessor's Office		
_____	Economic & Community Development		
_____	Town Planner		

X Variance _____ Special Permit _____ Finding/Appeal

Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the

Description Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

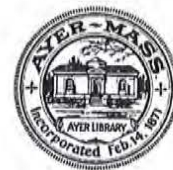
Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments:

Signed Barbara Twiney Title Treasurer/Tax Collector

Date 8/6/2020



Town of Ayer
Zoning Board of Appeals

Transmittal Form - Department Head Review

BOS/Town Manager
 Board of Health
 Department of Public Works
 Police Department
 Fire Department
 Building Inspector/Zoning Enforcement Officer
 Conservation Committee
 Treasurer/Tax Collector
 Town Clerk
 Assessor's Office
 Economic & Community Development
 Town Planner

Review Deadline Date August 11, 2020

Public Hearing Date August 19, 2020 6:05 PM

Variance Special Permit Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments:

Signed Thomas Herz

Title Assessing Administrator

Date 7/31/20



Town of Ayer
Zoning Board of Appeals

Transmittal Form - Department Head Review

BOS/Town Manager
 Board of Health
 Department of Public Works
 Police Department
 Fire Department
 Building Inspector/Zoning Enforcement Officer
 Conservation Committee
 Treasurer/Tax Collector
 Town Clerk
 Assessor's Office
 Economic & Community Development
 Town Planner

Review Deadline Date August 11, 2020

Public Hearing Date August 19, 2020 6:05 PM

Variance Special Permit Finding/Appeal

Description Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2, Dimensional Requirements to allow a 59 ft. building height where 40 ft. is allowed in the Industrial Zone for warehouse addition.

Submitted by Nasoya Foods USA Date July 29, 2020

Address 1 New England Way Telephone 978-487-3849, Scott Park

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

Comments: I support the granting of this Variance.

Signed [Signature] Title Town Planner

Date 8-06-2020

NASOYA FOOD



WALK-IN COOLER BUILDING ADDITION

1 NEW ENGLAND WAY
AYER, MA 01432



GRACE PARTNERSHIP, Inc.
5500 HOLLYWOOD BLVD., SUITE 301
LOS ANGELES, CALIFORNIA 90028
T.213.387.7788 F.323.380.7222 E.INFO@GPINC.US

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE CREATOR. ANY USE OF THE DRAWINGS WITHOUT THE PRIOR, EXPRESS WRITTEN PERMISSION OF THE CREATOR IS A VIOLATION OF COPYRIGHT AND WILL BE LIABLE TO PROSECUTION. DO NOT SCALE FROM DRAWINGS. USE ONLY GIVEN DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWING NAME / DESCRIPTION

COVER SHEET

PROJECT NAME / ADDRESS



NASOYA FOOD

WALK-IN COOLER
BUILDING ADDITION

1 NEW ENGLAND WAY
AYER, MA 01432

PROJECT NO.	17-20
DATE	JUL., 2020
SCALE	NOT SCALED
DRAWING NO.	A000

PARKING: REQUIRED: 208 SPACES

USE	FLOOR AREA	LOAD FACTOR	PARKING NUMBER
(E)MANUFACTURING	25,040 SQ.FT.	1 / 500 SQ.FT.	51
(E)WAREHOUSE	81,078 SQ.FT.	1 / 1,500 SQ.FT.	55
(E)OFFICE	27,121 SQ.FT.	1 / 300 SQ.FT.	91
(N)WAREHOUSE			
ADDITION	15,095 SQ.FT.	1 / 1,500 SQ.FT.	11
TOTAL			208

PROVIDED: 208 SPACES (EXISTING AREA WITH RE-STRIPING)

ACCESSIBLE:	7 SPACES (2 VAN ACCESSIBLE INCLUDED)
STANDARD:	186 SPACES
SMALL - CAR	14 SPACES (6.7% - 10% MAX.)

PROJECT DESCRIPTION: 15,095 SQ.FT. OF WAREHOUSE (WALK-IN COOLER, PACKING AND LOADING) ADDITION TO 133,239 SQ. FT. OF EXISTING FOOD MANUFACTURING AND OPERATION FACILITY. APPLY ZBA FOR 59' BUILDING HEIGHT (MATCH EXISTING) IN 40' MAX. HEIGHT ZONE.

PROJECT LOCATION: 1 NEW ENGLAND WAY, AYER, MA01432

ASSESSOR: MAP 17 LOT 18

BOOK AND PAGE REFERENCE: BOOK 67233 / PAGE 207

ZONE: INDUSTRIAL

LOT AREA: 12.12 ACRES (±527,947 SQ. FT.)

LOT FRONTAGE: REQUIRED MINIMUM LOT FRONTAGE: 150'
PROJECT LOT FRONTAGE: 698'

YARD REQUIREMENTS:	REQUIRED	PROVIDED
FRONT	25'	MIN. 112'-11" (AFTER ADDITION)
SIDE	25'	MIN. 94'-11" (EXISTING)
REAR	30'	MIN. 124'-7" (EXISTING)

BUILDING HEIGHT: - MAX. BUILDING HEIGHT ALLOWED BY ZONING BYLAW: 40'
EXISTING BUILDING HEIGHT: ± 59'
PROPOSED BUILDING (ADDITION) HEIGHT: ± 59' (MATCH WITH EXISTING)

BUILDING AREA: TOTAL: 148,424 SQ. FT.
EXISTING : 133,239 SQ. FT. (ASSESSOR RECORD)
ADDITION : ± 15,095 SQ. FT. (AND ± 11,000 SQ. FT. OF FUTURE USE)

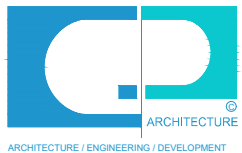
BUILDING COVERAGE: - MAX. 50% OF LOT AREA - (527,947 SQ. FT. X 0.5 = 263,974 SQ. FT.)
EXISTING : 22.77 % (120,234 SQ. FT.)
PROPOSED : 25.63 % (135,329 SQ. FT.)

FLOOR AREA RATIO - MAX. 1.00 OF LOT AREA (527,947 SQ. FT.)
EXISTING : 0.25 (133,239 SQ. FT.)
PROPOSED : 0.28 (148,424 SQ. FT.)

OPEN SPACE - MIN. 20% OF LOT AREA (105,589 SQ. FT.)
EXISTING : 32.00% (168,966 SQ. FT.)
PROPOSED : 29.15% (153,871 SQ. FT.)

CONSTRUCTION TYPE: EXISTING : III-B (FULLY-SPRINKLERED)
ADDITION : III-B (FULLY-SPRINKLERED)

OCCUPANCY: FOOD MANUFACTURING, STORAGE, AND OFFICE(F-1, S-2, B)



GRACE PARTNERSHIP, Inc.
5500 HOLLYWOOD BLVD., SUITE 301
LOS ANGELES, CALIFORNIA 90028
T.213.387.7788 F.323.380.7222 E.INFO@GPINC.US

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE CREATOR. ANY USE OF THE DRAWINGS WITHOUT THE PRIOR, EXPRESS WRITTEN PERMISSION OF THE CREATOR IS A VIOLATION OF COPYRIGHT AND WILL BE LIABLE TO PROSECUTION. DO NOT SCALE FROM DRAWINGS. USE ONLY GIVEN DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWING NAME / DESCRIPTION

PROJECT NAME / ADDRESS

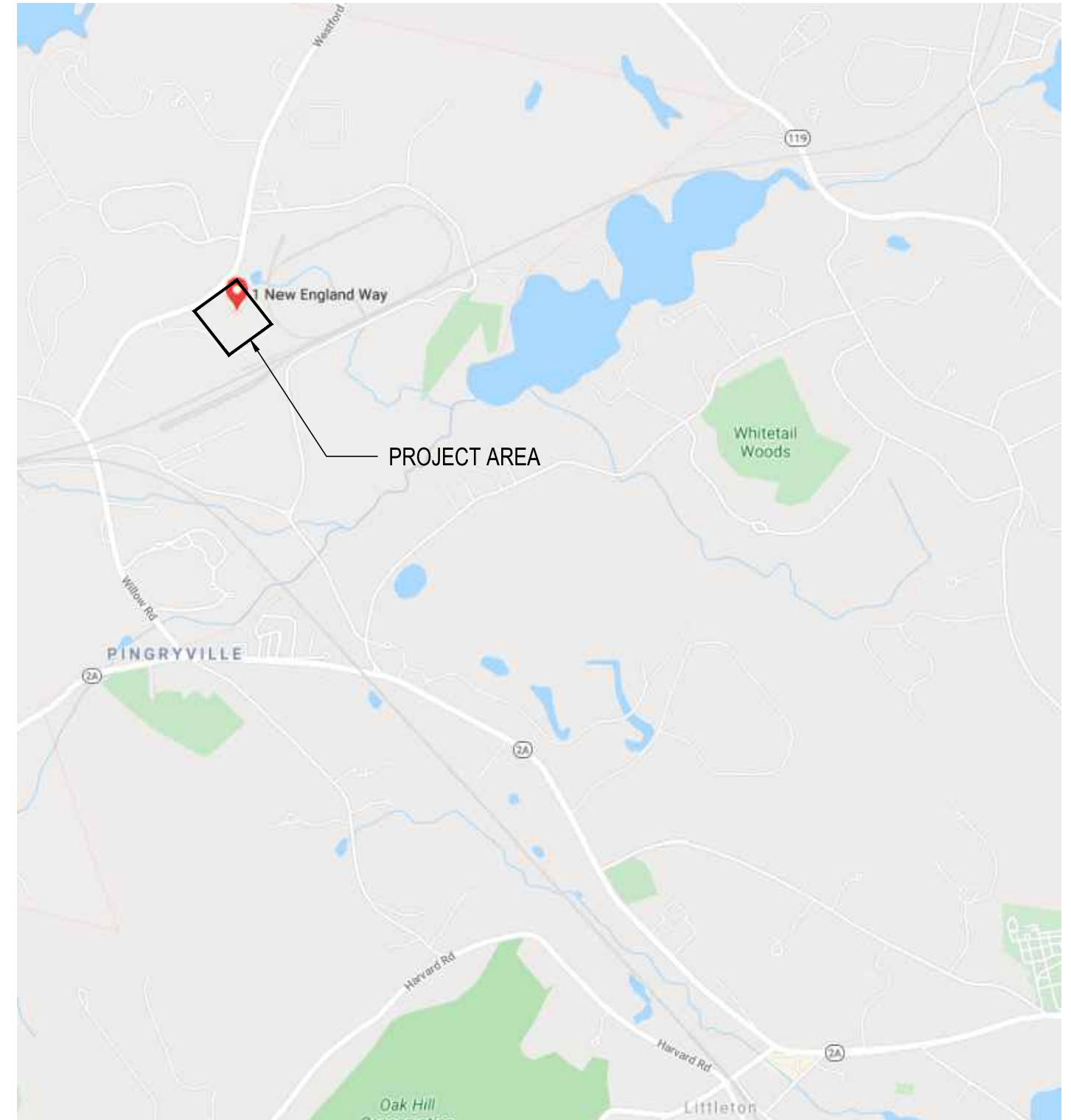
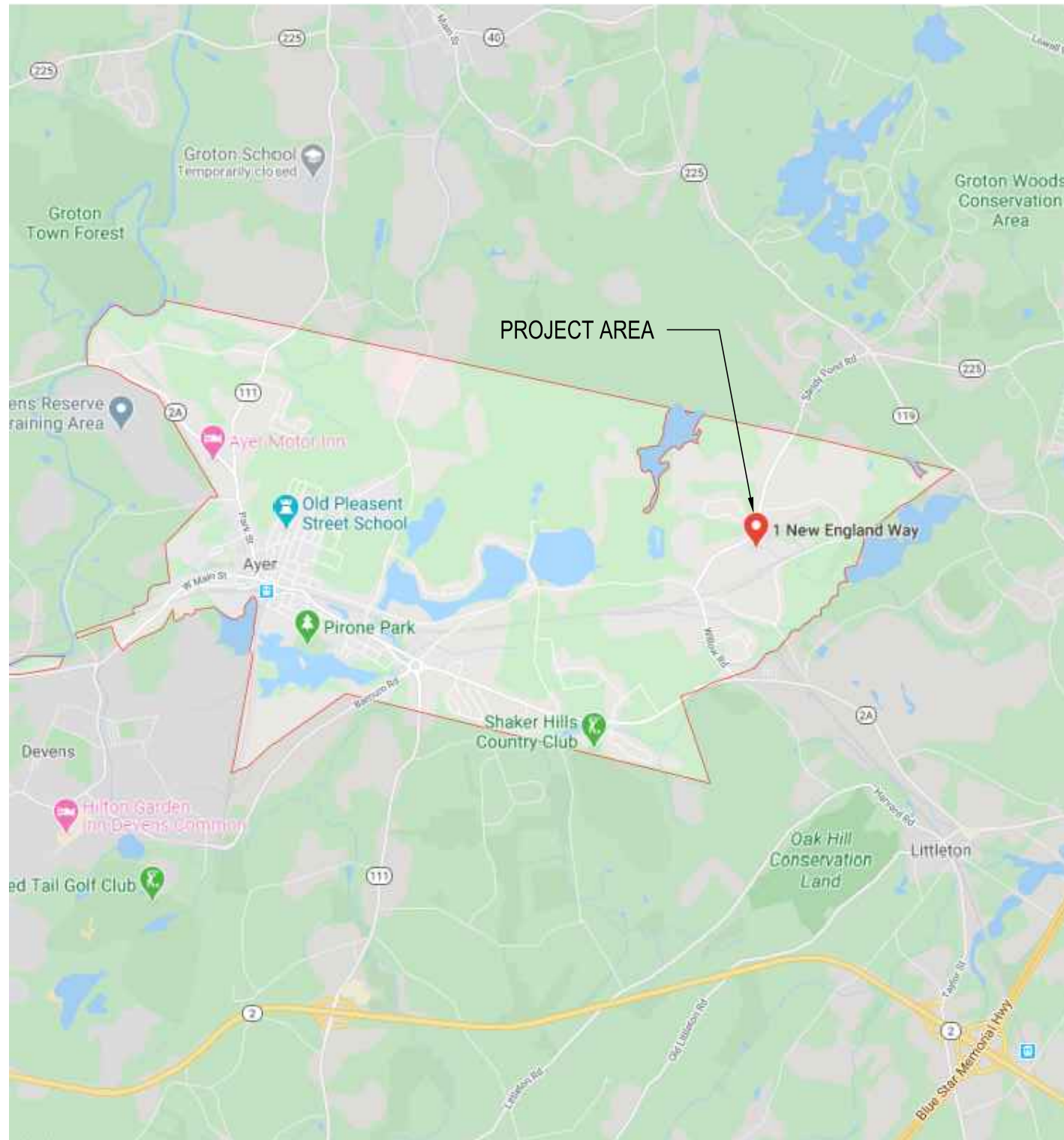
PROJECT DATA

Pulmuone NASOYA FOOD

**WALK-IN COOLER
BUILDING ADDITION**

**1 NEW ENGLAND WAY
AYER, MA 01432**

PROJECT NO.	17-20
DATE	JUL., 2020
SCALE	NOT SCALED
DRAWING NO.	A001



GRACE PARTNERSHIP, Inc.
 5500 HOLLYWOOD BLVD., SUITE 301
 LOS ANGELES, CALIFORNIA 90028
 T.213.387.7788 F.323.380.7222 E.INFO@GPINC.US

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE CREATOR. ANY USE OF THE DRAWINGS WITHOUT THE PRIOR, EXPRESS WRITTEN PERMISSION OF THE CREATOR IS A VIOLATION OF COPYRIGHT AND WILL BE LIABLE TO PROSECUTION. DO NOT SCALE FROM DRAWINGS. USE ONLY GIVEN DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWING NAME / DESCRIPTION

PROJECT NAME / ADDRESS

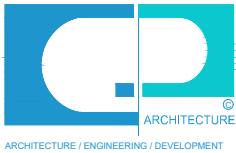
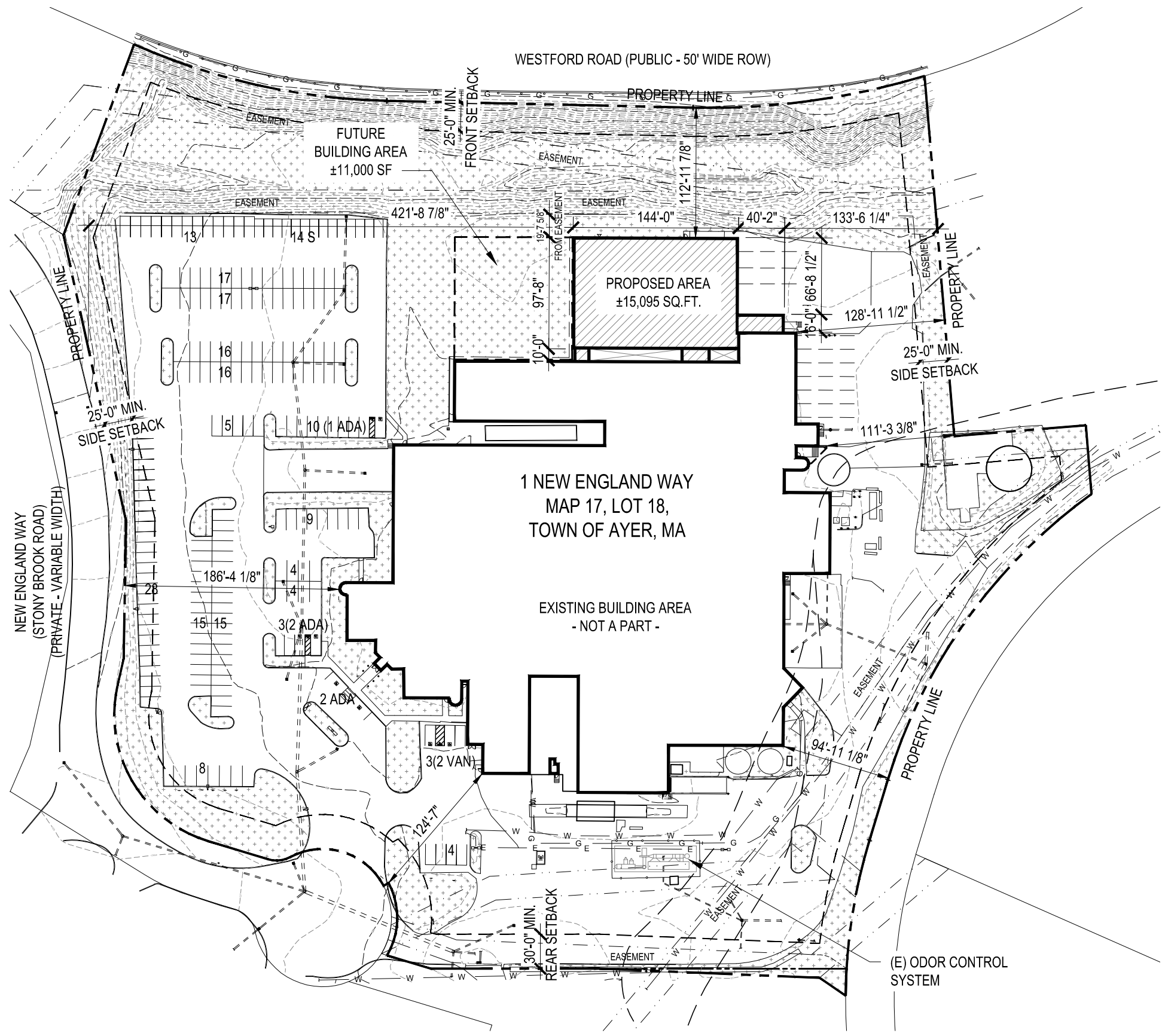
VICINITY MAP

Pulmuone NASOYA FOOD

**WALK-IN COOLER
BUILDING ADDITION**

**1 NEW ENGLAND WAY
AYER, MA 01432**

PROJECT NO.	17-20
DATE	JUL., 2020
SCALE	NOT SCALED
DRAWING NO.	A000



GRACE PARTNERSHIP, Inc.
 5500 HOLLYWOOD BLVD., SUITE 301
 LOS ANGELES, CALIFORNIA 90028
 T.213.387.7788 F.323.380.7222 E.INFO@GPINC.US

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE CREATOR. ANY USE OF THE DRAWINGS WITHOUT THE PRIOR, EXPRESS WRITTEN PERMISSION OF THE CREATOR IS A VIOLATION OF COPYRIGHT AND WILL BE LIABLE TO PROSECUTION. DO NOT SCALE FROM DRAWINGS. USE ONLY GIVEN DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWING NAME / DESCRIPTION

PROJECT NAME / ADDRESS

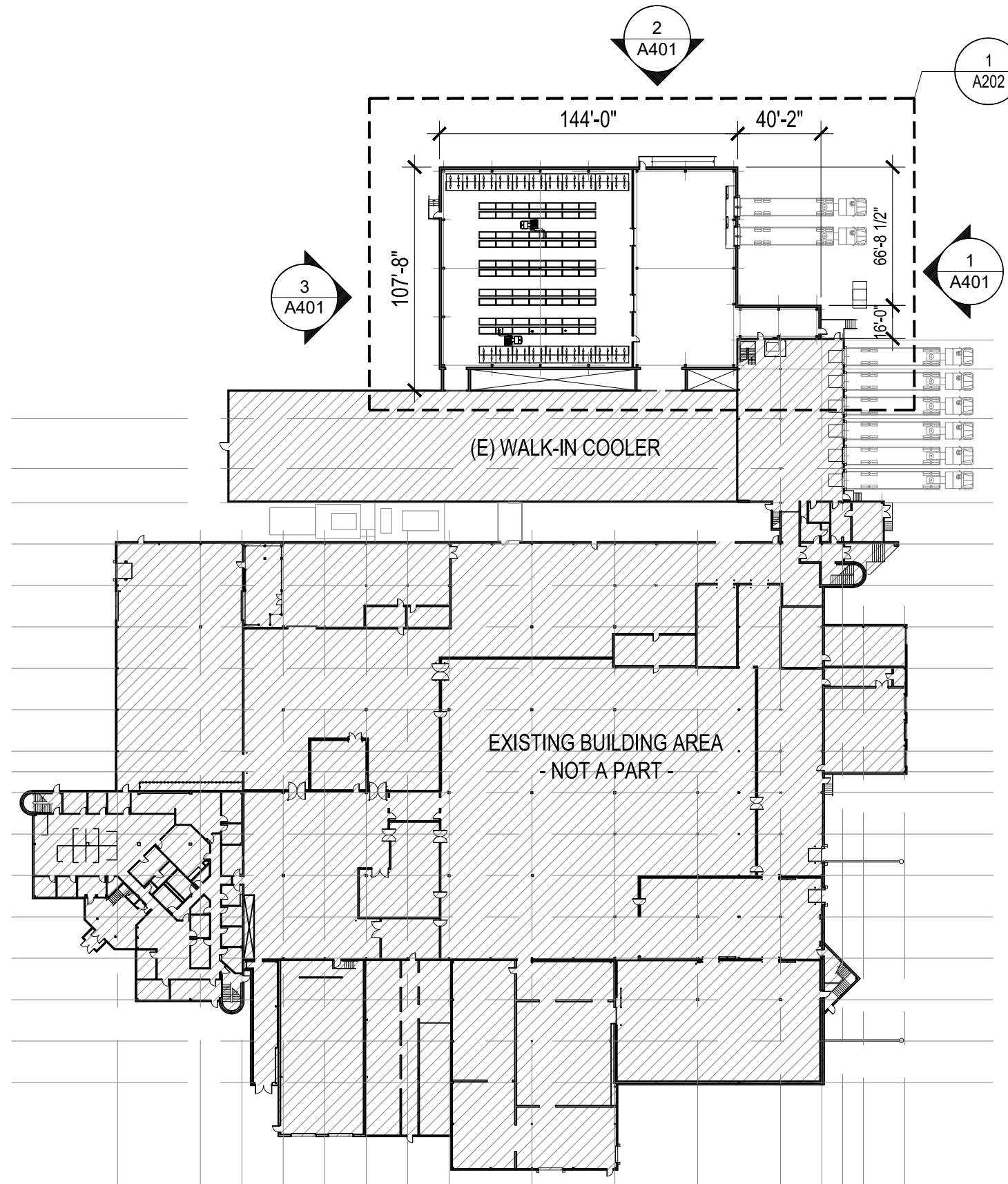
SITE PLAN

Pulmuone NASOYA FOOD

**WALK-IN COOLER
 BUILDING ADDITION**

**1 NEW ENGLAND WAY
 AYER, MA 01432**

PROJECT NO.	17-20
DATE	JUL., 2020
SCALE	1" = 100'-0"
DRAWING NO.	A101



GRACE PARTNERSHIP, Inc.
 5500 HOLLYWOOD BLVD., SUITE 301
 LOS ANGELES, CALIFORNIA 90028
 T.213.387.7788 F.323.380.7222 E.INFO@GPINC.US

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE CREATOR. ANY USE OF THE DRAWINGS WITHOUT THE PRIOR, EXPRESS WRITTEN PERMISSION OF THE CREATOR IS A VIOLATION OF COPYRIGHT AND WILL BE LIABLE TO PROSECUTION. DO NOT SCALE FROM DRAWINGS. USE ONLY GIVEN DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWING NAME / DESCRIPTION

PROJECT NAME / ADDRESS

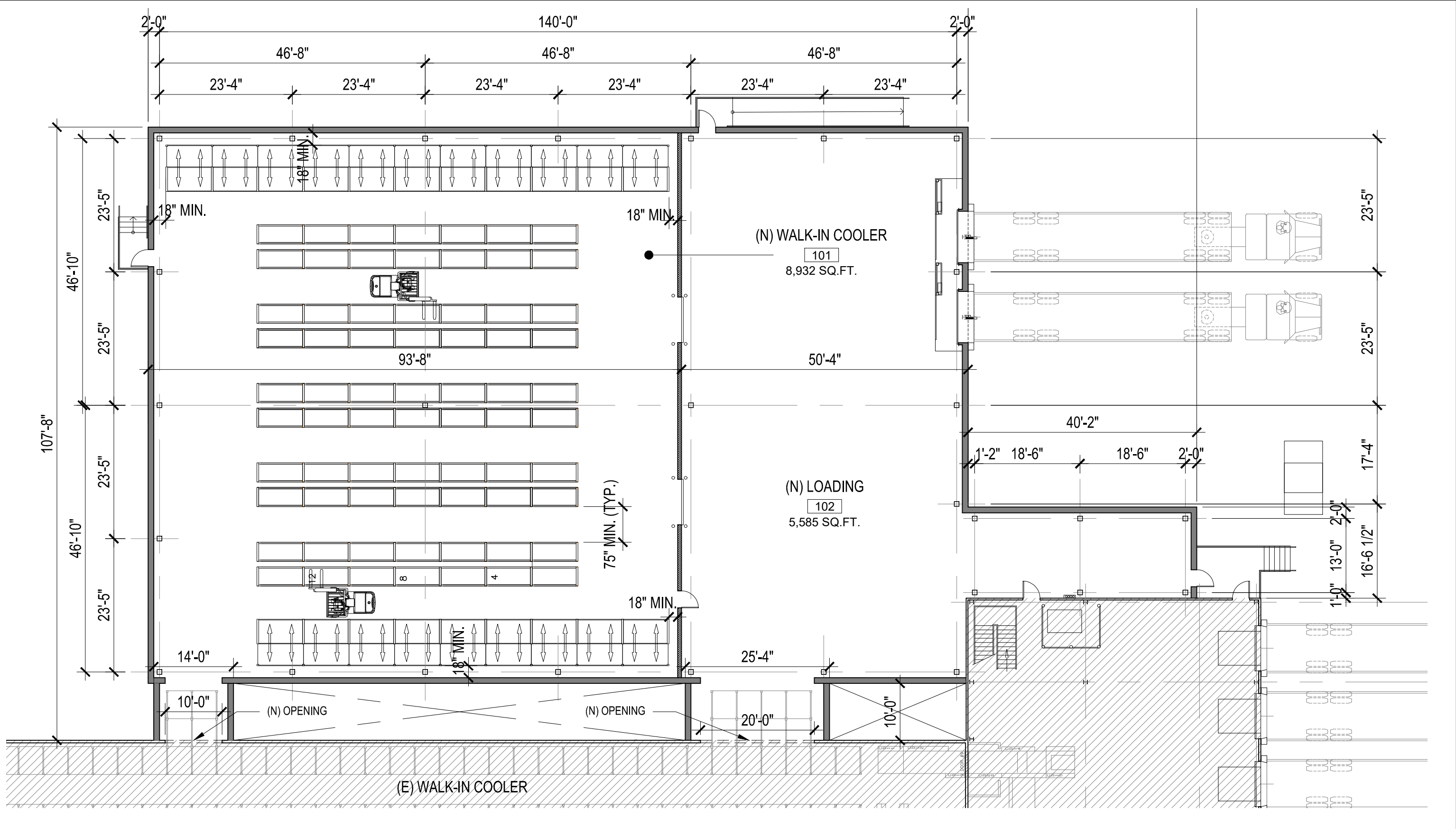
OVERALL FLOOR PLAN

Pulmuone NASOYA FOOD

**WALK-IN COOLER
 BUILDING ADDITION**

**1 NEW ENGLAND WAY
 AYER, MA 01432**

PROJECT NO.	17-20
DATE	JUL., 2020
SCALE	1/64" = 1'-0"
DRAWING NO.	A201



GRACE PARTNERSHIP, Inc.
 5500 HOLLYWOOD BLVD., SUITE 301
 LOS ANGELES, CALIFORNIA 90028
 T.213.387.7788 F.323.380.7222 E.INFO@GPINC.US

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE CREATOR. ANY USE OF THE DRAWINGS WITHOUT THE PRIOR, EXPRESS WRITTEN PERMISSION OF THE CREATOR IS A VIOLATION OF COPYRIGHT AND WILL BE LIABLE TO PROSECUTION. DO NOT SCALE FROM DRAWINGS. USE ONLY GIVEN DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWING NAME / DESCRIPTION

PROJECT NAME / ADDRESS

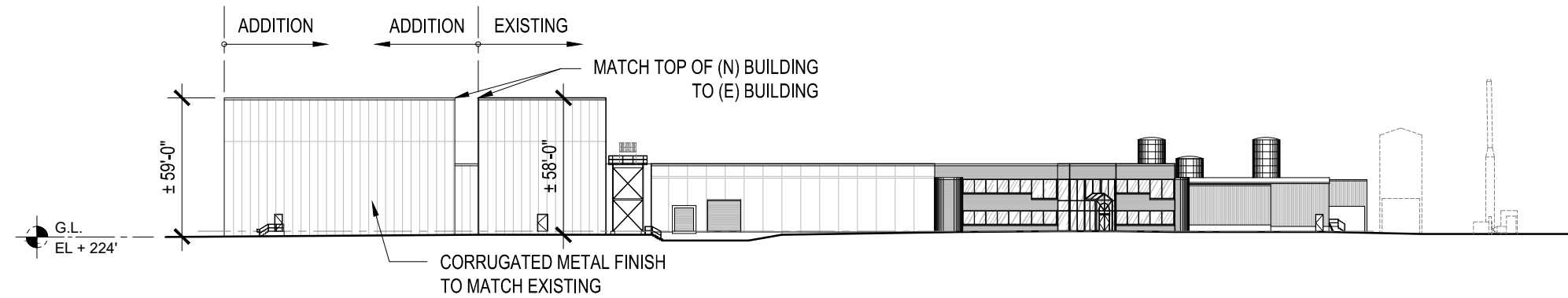
ENLARGED FLOOR PLAN

Pulmuone NASOYA FOOD

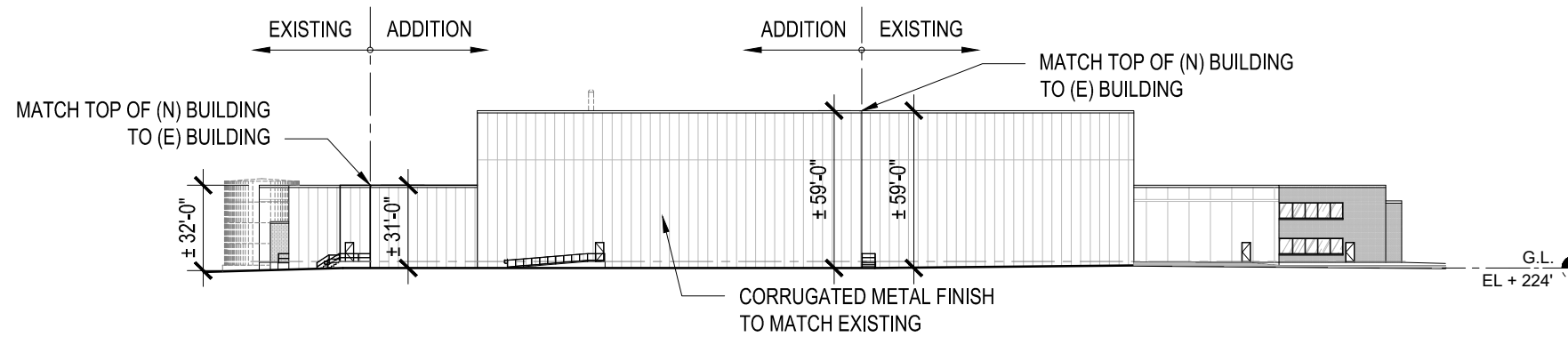
**WALK-IN COOLER
 BUILDING ADDITION**

**1 NEW ENGLAND WAY
 AYER, MA 01432**

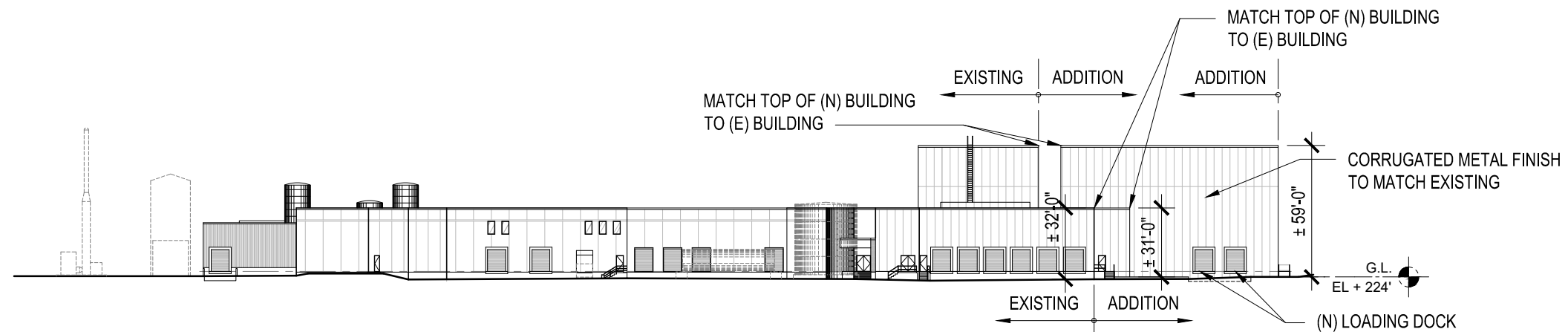
PROJECT NO.	17-20
DATE	JUL., 2020
SCALE	1/16" = 1'-0"
DRAWING NO.	A202



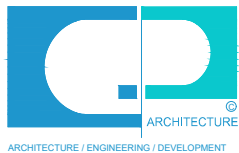
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



GRACE PARTNERSHIP, Inc.
 5500 HOLLYWOOD BLVD., SUITE 301
 LOS ANGELES, CALIFORNIA 90028
 T.213.387.7788 F.323.380.7222 E.INFO@GPINC.US

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE CREATOR. ANY USE OF THE DRAWINGS WITHOUT THE PRIOR, EXPRESS WRITTEN PERMISSION OF THE CREATOR IS A VIOLATION OF COPYRIGHT AND WILL BE LIABLE TO PROSECUTION. DO NOT SCALE FROM DRAWINGS. USE ONLY GIVEN DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWING NAME / DESCRIPTION

PROJECT NAME / ADDRESS

BUILDING ELEVATIONS

Pulmuone NASOYA FOOD

**WALK-IN COOLER
 BUILDING ADDITION**

**1 NEW ENGLAND WAY
 AYER, MA 01432**

PROJECT NO.	17-20
DATE	JUL., 2020
SCALE	1/64" = 1'-0"
DRAWING NO.	A301

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



Recorded by APAC

Wednesday July 15, 2020

Remote Participation Open Session Meeting Minutes

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A, Section 18 and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Ayer Zoning Board of Appeals is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort has been made to ensure that the public can adequately access the proceedings as provided in the Order.

Remotely Present: Samuel A. Goodwin, Jr., Chair; Michael Gibbons, Vice-Chair; John Ellis, Jess Gugino

Not Present: Ron Defilippo, Clerk

Also Present: Carly M. Antonellis, Assistant Town Manager

Call to Order: S. Goodwin called the meeting to order at 6:09 PM.

Approval of Meeting Agenda: A motion was made by M. Gibbons and seconded by J. Ellis to approve the agenda. **Motion passed 4-0.**

Public Hearing - Application for Variance – James Wheeler – 48 Wright Road (Refiled 6/3/20): S. Goodwin opened the public hearing at 6:09 PM by reading the public hearing notice as advertised in *The Nashoba Valley Voice* on June 26, 2020 and July 3, 2020. The applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2 (Appendix B) to allow for the construction of a single-family house and garage on a pre-existing non-conforming lot with 24,621 sq. ft. where 40,000 sq. ft. is required and to allow for 17.2% maximum building coverage where 15% is allowed. James and Eveline Wheeler joined the meeting remotely. S. Goodwin asked all members if they had reviewed the meeting material. He stated that the package has a lot of holes and errors in it. He asked the applicants if they wanted to withdraw their application. C. Antonellis stated that the application was vetted by both she and the Building Commissioner and is suggesting they hear from the Wheeler's. Jim Wheeler stated that this was the first he was hearing about any discrepancies with the plan. In the 70's, the original deed and plot plan stated that this piece of land was approximately 48,000 sq. ft., it wasn't until the mid-90's that it was discovered that the size of the land was 24,621 sq. ft. J. Gugino, who lives in that neighborhood, but not a direct abutter stated that there are boundary issues throughout the neighborhood that people have been living with and trying to correct as they come up. C. Antonellis confirmed that the what was in the public hearing notice was correct. J. Wheeler stated he and his wife are looking to build a home for their retirement. M. Gibbons stated that he empathized with the Wheelers because of the error with the deed. He stated he has driven by the property and believes the addition of the house would be great for the neighborhood. Bob Gardner, who lives in the neighborhood but is not a direct abutter spoke in favor of the application.

Motion: A motion was made by M. Gibbons and seconded by J. Gugino to approve the variance pursuant to Ayer Zoning Bylaw (2019, as amended) Section 6.2 (Appendix B) to allow for the construction of a single-family house and garage on a pre-existing non-conforming lot with 24,621 sq. ft. where 40,000 sq. ft. is required and to allow for 17.2% maximum building coverage where 15% is allowed. **Motion passed 4-0.**

Motion: A motion was then made by S. Goodwin and seconded by J. Gugino to close the public hearing at 6:41 PM. **Motion passed 4-0.**

Approval of Meeting Minutes:

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to approve the minutes of April 22, 2020. **Motion passed 4-0.** S. Goodwin gave permission to C. Antonellis to use his electronic signature on the minutes for submission to the Clerk's Office.

Reorganization of the ZBA: S. Goodwin asked if anyone wanted a change with the Board. Board members agreed to keep the ZBA members as is.

Adjournment:

Motion: A motion was made by S. Goodwin and seconded by J. Ellis to adjourn at 6:43 PM. **Motion approved 4-0.**

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

Date Minutes Approved by ZBA: _____

Signature of Clerk Indicating Approval: _____

DRAFT