



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

**Wednesday November 15, 2023**

**6:00 PM**

**Hybrid Meeting Agenda**

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TOWN OF AYER  
TOWN CLERK

*This meeting/hearing of the Zoning Board of Appeals will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation via Zoom is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in a specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. This meeting will be live on Zoom. The public may access the proceedings by joining Zoom (Meeting ID# 857 9728 7177) or by calling (312-626-6799). For additional information about remote participation, please contact Samantha Benoit, Administrative Coordinator at [zba@ayer.ma.us](mailto:zba@ayer.ma.us) or 978-772-8220 ext. 114 prior to the meeting.*

10:40am

**6:00 PM**      **Call to Order**

**Approval of Agenda**

**Public Hearing – Application for Special Permit – North Country Developers, LLC**  
71 Sandy Pond Rd. (Filed September 28, 2023)

**Public Hearing – Application for Special Permit – Third Street Nominee Trust**  
33 Third St. (Filed October 18, 2023)

**Public Hearing – Application for Special Permit – Kristina Young**  
3 Bennetts Crossing (Filed October 26, 2023)

**Discussion – Habitat for Humanity – Carolyn Read**

**Approval of Meeting Minutes**

October 18, 2023

**Board Discussion**

- Rules and Procedures
- Hearing Application

**Adjournment**

*The next regularly scheduled ZBA Meeting is Wednesday December 20, 2023 at 6:00 PM.*