

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

11:45am
RECEIVED
JAN 24 2024
TOWN OF AYER
TOWN CLERK

Public Hearing Notice

The Ayer ZBA will be conducting a hybrid public hearing at 6:00pm on Wednesday, February 21, 2024 at Ayer Town Hall, 1 Main Street, regarding an application per Section 7.4 of the Ayer Zoning Bylaw submitted by Ellyson Ross Stout for the property located at 52 Pearl Street Ayer, MA. The applicant is seeking a Variance from the Ayer Zoning Bylaw Section 6.2 Appendix B (Schedule of Dimensional Requirements) to allow for a 12 foot side setback where is 15 foot side setback is required to accommodate the construction of a deck. For Zoom/Call-In information please contact zba@ayer.ma.us or 978-772-8220 x 114.

Advertised: February 2, 2024 and February 9, 2024 – *The Nashoba Valley Voice*




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

Wednesday February 21, 2024

6:00 PM

Hybrid Meeting Agenda

12:30pm
RECEIVED
FEB 16 2024
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 or 978-772-8220 ext. 114 prior to the meeting.

6:00 PM **Call to Order**

Approval of Agenda

Public Hearing – Application for Variance – Ellyson Ross Stout

52 Pearl St. (Filed January 19, 2024)

Affordable Housing Committee Working Group Presentation – Janet Providakes

Approval of Minutes

- December 20, 2023
- January 17, 2024

Board Discussion

- Special Permits
- Upcoming meetings and topics of discussion

Adjournment



Town of Ayer
ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING

Name of Applicant: Ellyson Ross Stout
(Full Name)

52 Pearl Street, Ayer, MA 01432
(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):

Matthew W. Henderson & Ellyson R. Stout

Location of Property:

52 Pearl Street, Ayer, MA 01432

Assessor's Map 19 Parcel 40 Land Size 0.31 Acres

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

Registry of Deeds Book 67552 Page 164

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:

We request a variance from the required property line setback for our proposed addition. Per Ayer Zoning Bylaw Section 6.2/Appendix B, our house (Residence A-2) requires a 15foot side setback from the property line.

We request a 3-foot (36inch) variance to accommodate the corner of the proposed deck and stairs (as depicted in the attached drawings + plot plan)

Date: 1/19/2024

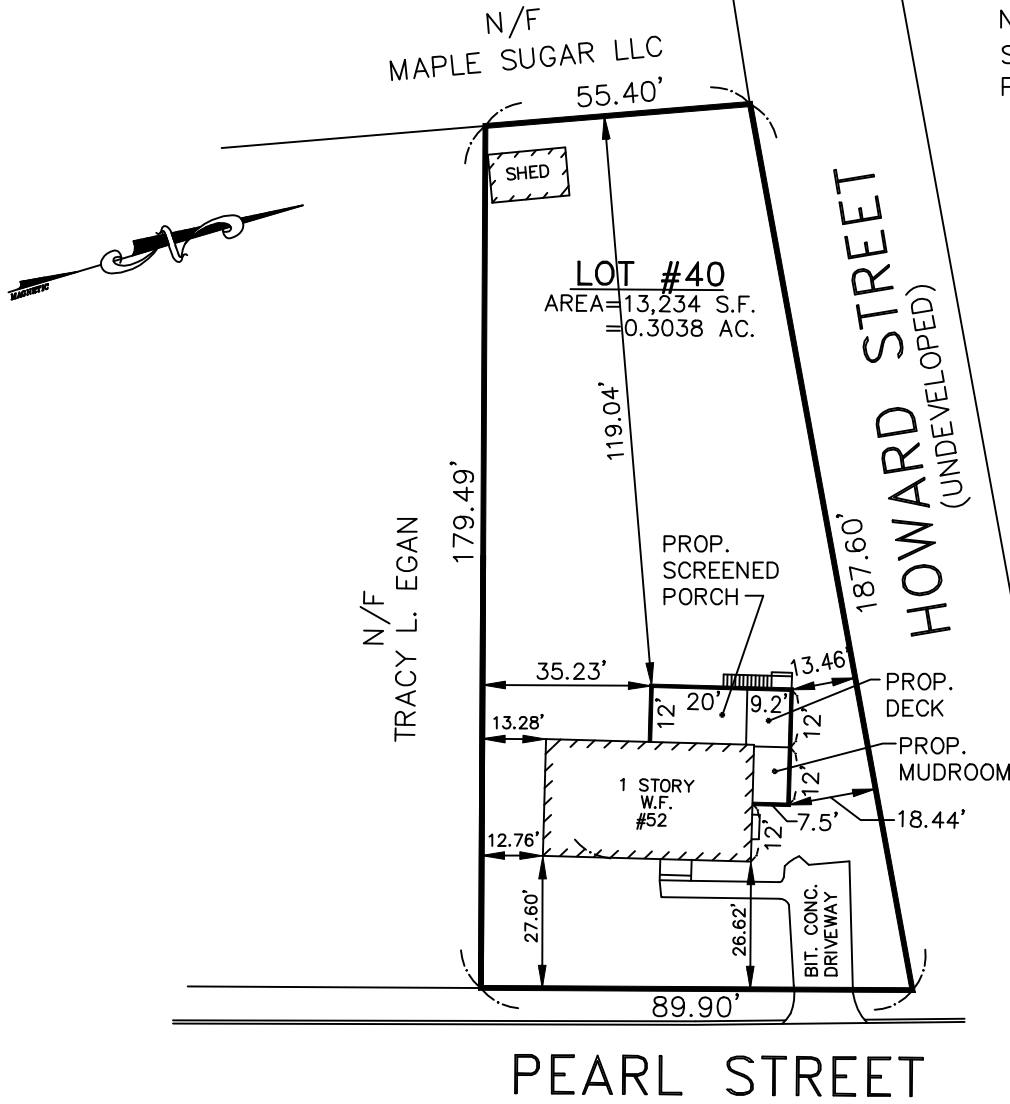
Signed by Ellyson R. Staud
(Petitioner)

[REDACTED]
(Daytime Phone Number)

[REDACTED]
(Email)

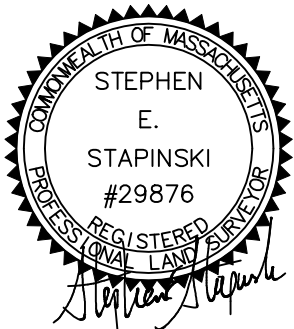
LEGEND

N/F NOW OR FORMERLY
 STY STORY
 PROP. PROPOSED



NOTE

1. SEE TOWN OF AYER PARCEL ID #19-19.0-0000-0040, DEED BOOK #67552 PAGE #164 MSRD FOR SITE.



STEPHEN E. STAPINSKI, R.L.S.

9/19/23
 DATE

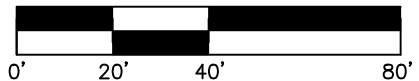
PLAN OF LAND

IN
AYER, MASSACHUSETTS
 SHOWING HOUSE LOCATION AND PROPOSED ADDITION
 PREPARED FOR

**ELLY STOUT AND
 MATT HENDERSON**
 52 PEAARL STREET
 AYER, MASSACHUSETTS 01432

DATE: SEPTEMBER 19, 2023

SCALE: 1"=40'



MERRIMACK ENGINEERING SERVICES
 66 PARK STREET
 ANDOVER, MASSACHUSETTS 01810
 PHONE: (978) 475-3555 FAX: (978) 475-1448
 EMAIL: MERRENG@AOL.COM

Re: 52 Pearl Street easement question

From: Mike Wallace (mwallace@ayer.ma.us)
To: [REDACTED]
Date: Monday, December 18, 2023 at 01:58 PM EST

Good morning, Ellyson. It is still my interpretation that you only meet the 15' side yard setbacks. -Mike

Michael J Wallace
Zoning Enforcement
Building Department
1 Main Street
Ayer Town Hall

From: Ellyson Stout [REDACTED]
Sent: Thursday, December 14, 2023 9:55 AM
To: Mike Wallace <mwallace@ayer.ma.us>
Cc: Samantha Benoit <building@ayer.ma.us>
Subject: Re: 52 Pearl Street easement question

Hi Mike,

Thank you again for your advice on the variance we would need for our project. Our architect has one other question that I am hoping you can confirm: she pointed out that the right-of-way next to our property is labeled on our plot plan as 'Howard Street (undeveloped)'. I just wanted to confirm with you that the setback required is NOT based on that being a street (in which case we understand the required setback would be 20' instead of 15')?

Thanks for your help confirming this!
-Elly

On Tuesday, December 5, 2023 at 11:12:07 AM EST, Mike Wallace <mwallace@ayer.ma.us> wrote:

Elly, its a huge step that you already have had your lot surveyed. The Zoning Board of Appeals (ZBA) will require it. You can go to the ZBA to ask for a variance to grant you the 1.54' of setback you will need from the corner of the proposed deck to the lot line. It looks like the corner of the landing from the deck encroaches even more, though. Maybe speak with your architect to double check that you ask for enough distance. If the ZBA grants your variance, then you can go ahead and fill out a building permit application to the Building Department. Thank you, Elly and good luck with moving forward with your project. - Mike

you can find information to contact the ZBA on the town website

Michael J Wallace
Zoning Enforcement
Building Department

Addition to the Elly Stout and Matt Henderson Residence

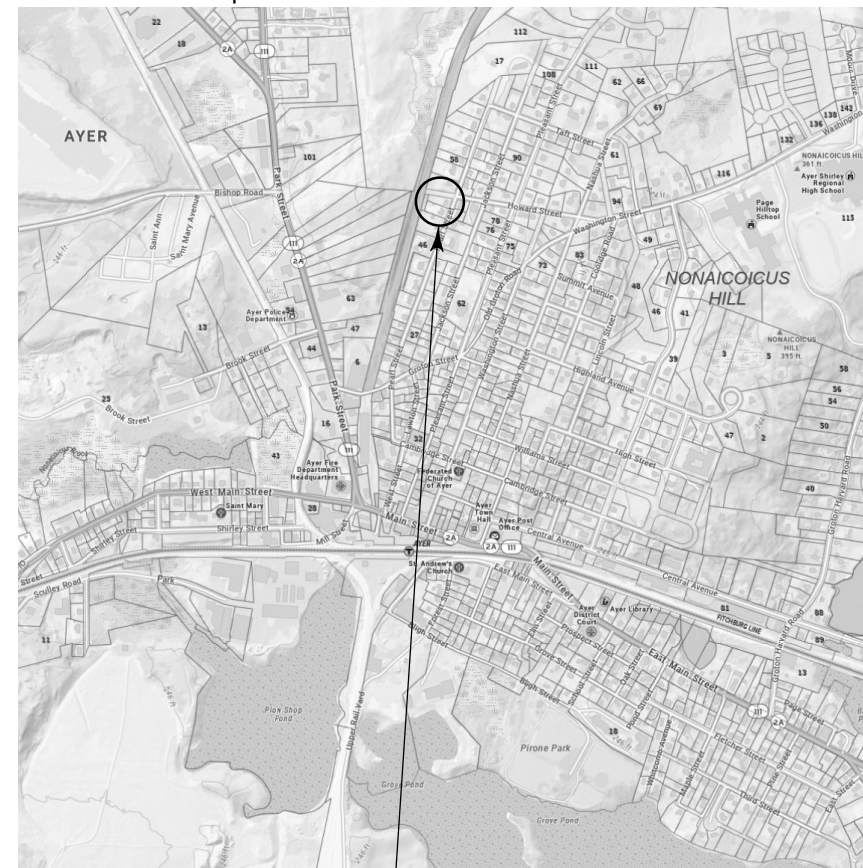
52 Pearl Street, Ayer, MA 01432

Variance Submission

Drawing Schedule

- T1 Cover Sheet
- T2 GIS Information Plan from Mass Mapper
- C1 Site Survey
- EX Existing Floor Plan and Photos
- A1 Floor Plan - Proposed
- A2 Exterior Elevations - Proposed
- A3 Perspectives - Proposed

Location Map



Project Site

Date:	Description:
09-07-23	Schematic Design 1
09-19-23	Pricing Set
01-17-24	Variance Submission

Date:
1/17/2024

Sheet:

T1



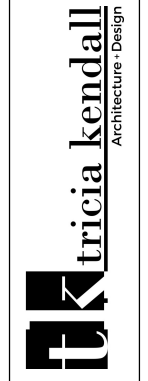
AYER

Date:	Description:
09-07-23	Schematic Design 1
09-19-23	Pricing Set
01-17-24	Variance Submission

Date: 1/17/2024

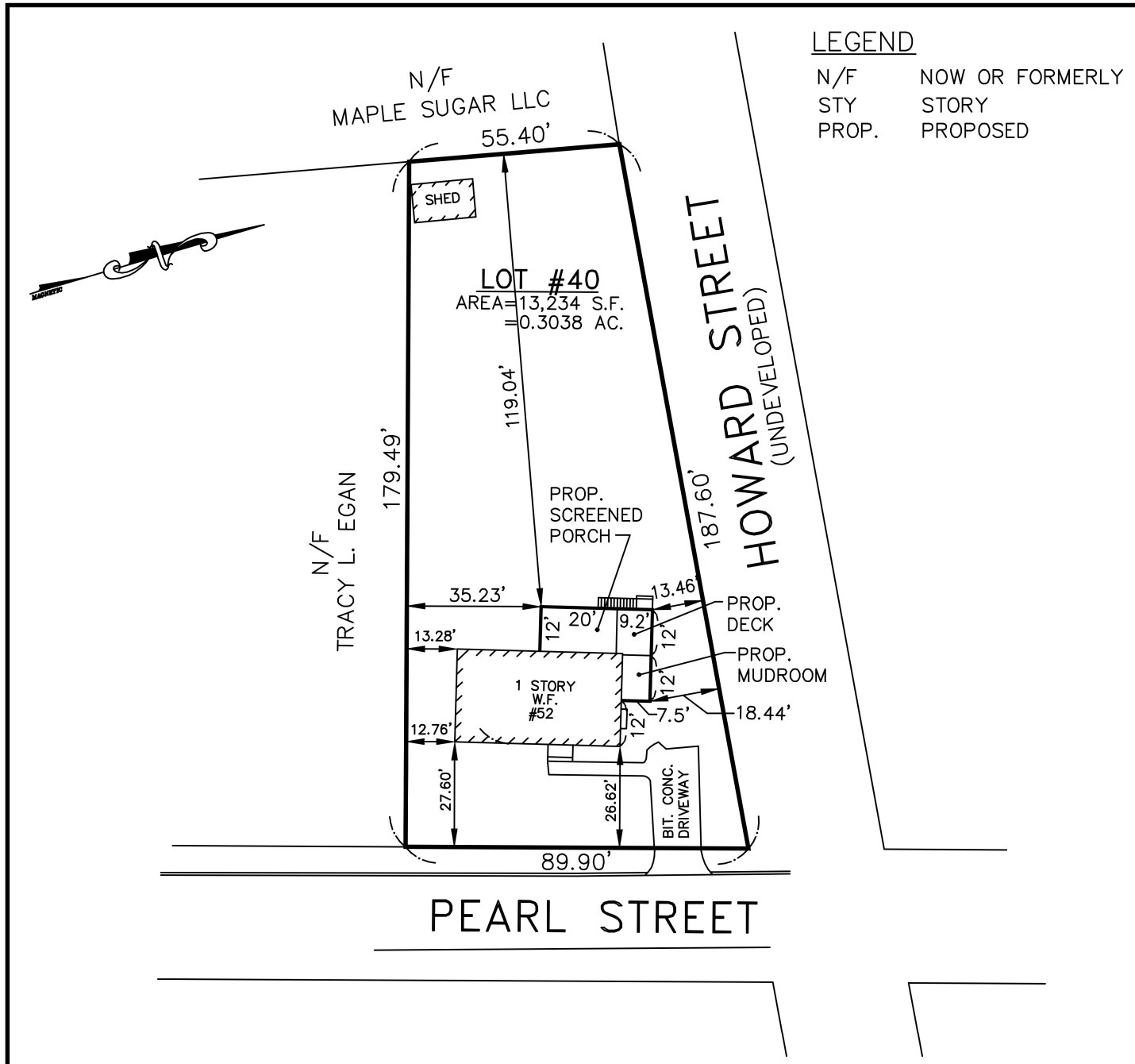
Sheet:

T2



60 Pleasant Street, 10G
 Ashland, MA 01721
 617-513-8996
 tricia@triciakendall.com

Stout-Henderson Residence
 52 Pearl Street



LEGEND

N/F NOW OR FORMERLY
 STY STORY
 PROP. PROPOSED

NOTE

1. SEE TOWN OF AYER PARCEL ID #19-19.0-0000-0040, DEED BOOK #67552 PAGE #164 MSRD FOR SITE.



STEPHEN E. STAPINSKI, R.L.S.

9/19/23
 DATE

PLAN OF LAND

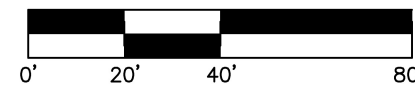
IN
AYER, MASSACHUSETTS

SHOWING HOUSE LOCATION AND PROPOSED ADDITION
 PREPARED FOR

**ELLY STOUT AND
 MATT HENDERSON**
 14 LANTERN LANE
 AYER, MASSACHUSETTS 01432

DATE: SEPTEMBER 19, 2023

SCALE: 1"=40'



MERRIMACK ENGINEERING SERVICES
 66 PARK STREET
 ANDOVER, MASSACHUSETTS 01810
 PHONE: (978) 475-3555 FAX: (978) 475-1448
 EMAIL: MERRENG@AOL.COM

SITE SURVEY

11705-01\AD\11705-01AD01.DWG 9/19/23

Stout-Henderson Residence
 52 Pearl Street, Ayer, MA

60 Pleasant Street, 10G
 Ashland, MA 01721
 617-513-8996
 hica@triciakendall.com

tricia kendall
 Architecture - Design

Date:	Description:
09-07-23	Schematic Design 1
09-19-23	Pricing Set
01-17-24	Variance Submission

Date:
 1/17/2024

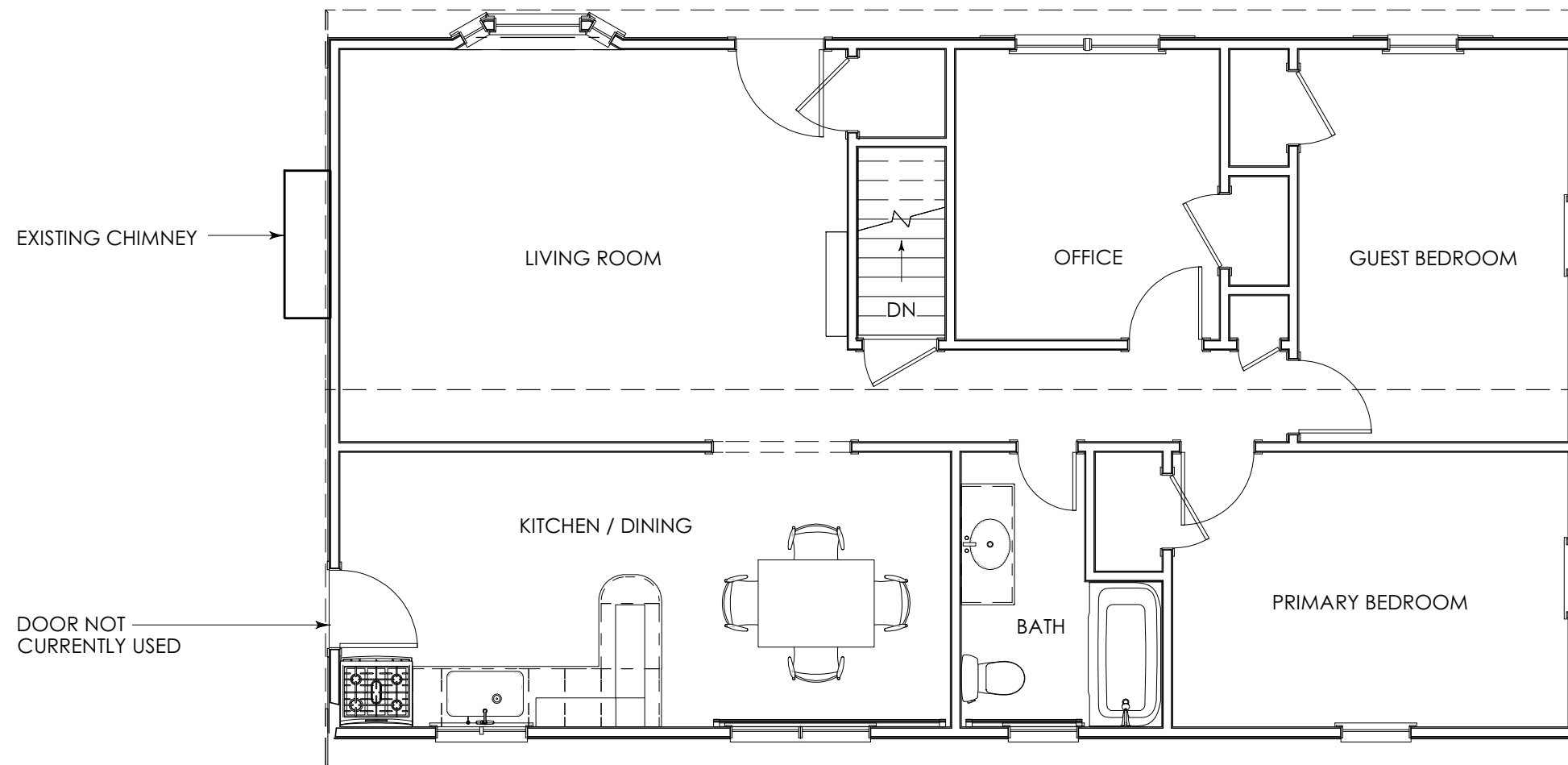
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C1



EXISTING CONDITIONS PHOTOGRAPHS
Scale: 3/16" = 1'-0"

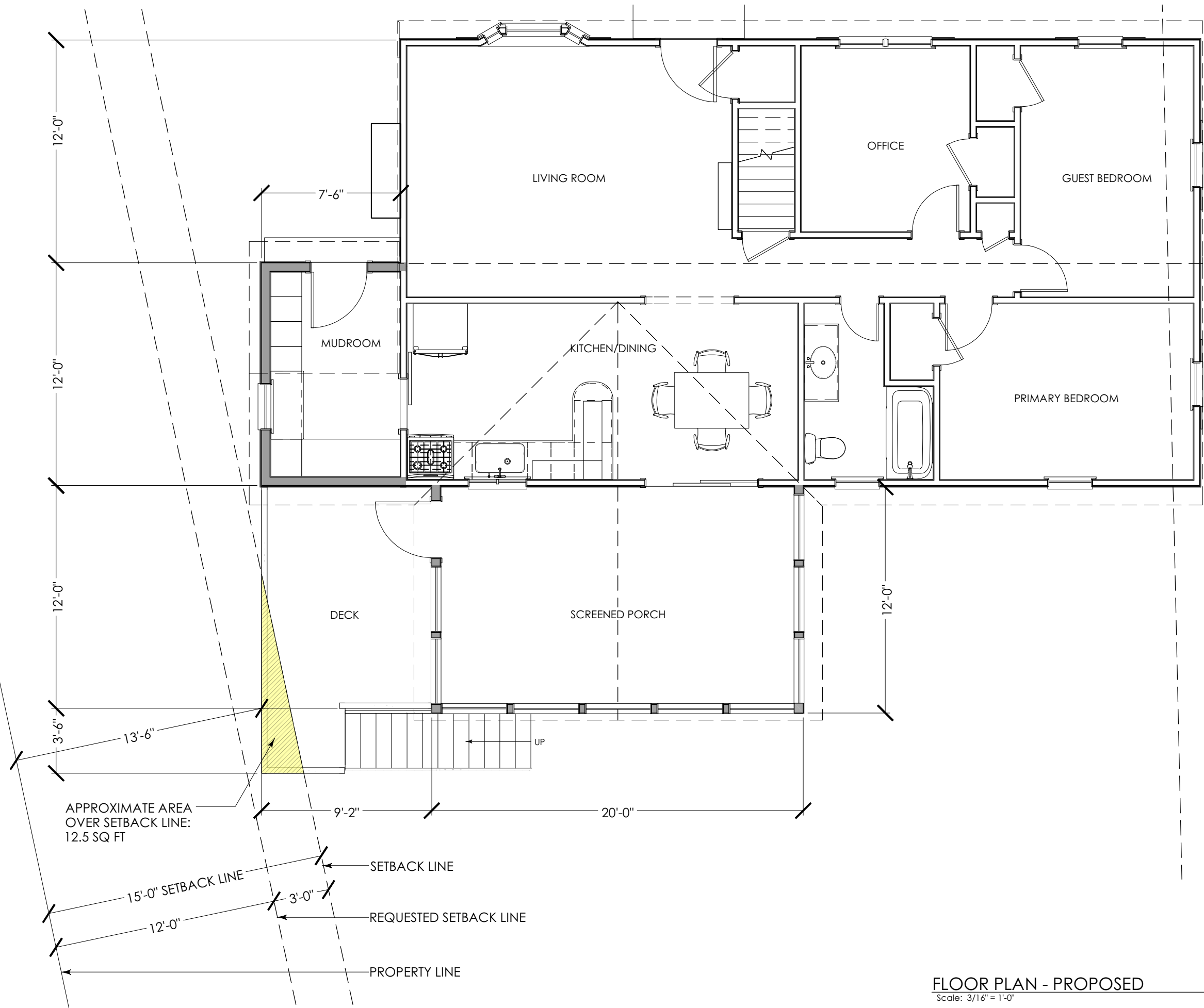
STREET SIDE



BACKYARD

FLOOR PLAN - EXISTING
Scale: 3/16" = 1'-0"

Date:	Description:
09-07-23	Schematic Design 1
09-19-23	Pricing Set
01-17-24	Variance Submission



FLOOR PLAN - PROPOSED
 Scale: 3/16" = 1'-0"

Stout-Henderson Residence
 52 Percut Street, Ayer

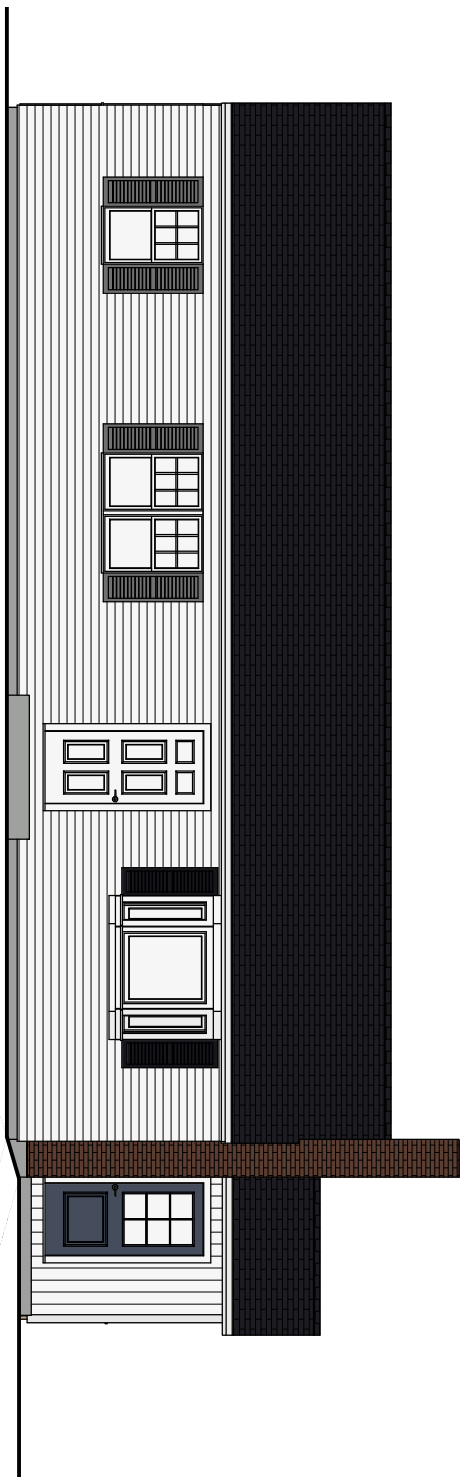
60 Pleasant Street, 10G
 Ashland, MA 01721
 617-513-8996
 hica@triciakendall.com

tricia kendall
 Architecture - Design

Date:	Description:
09-07-23	Schematic Design 1
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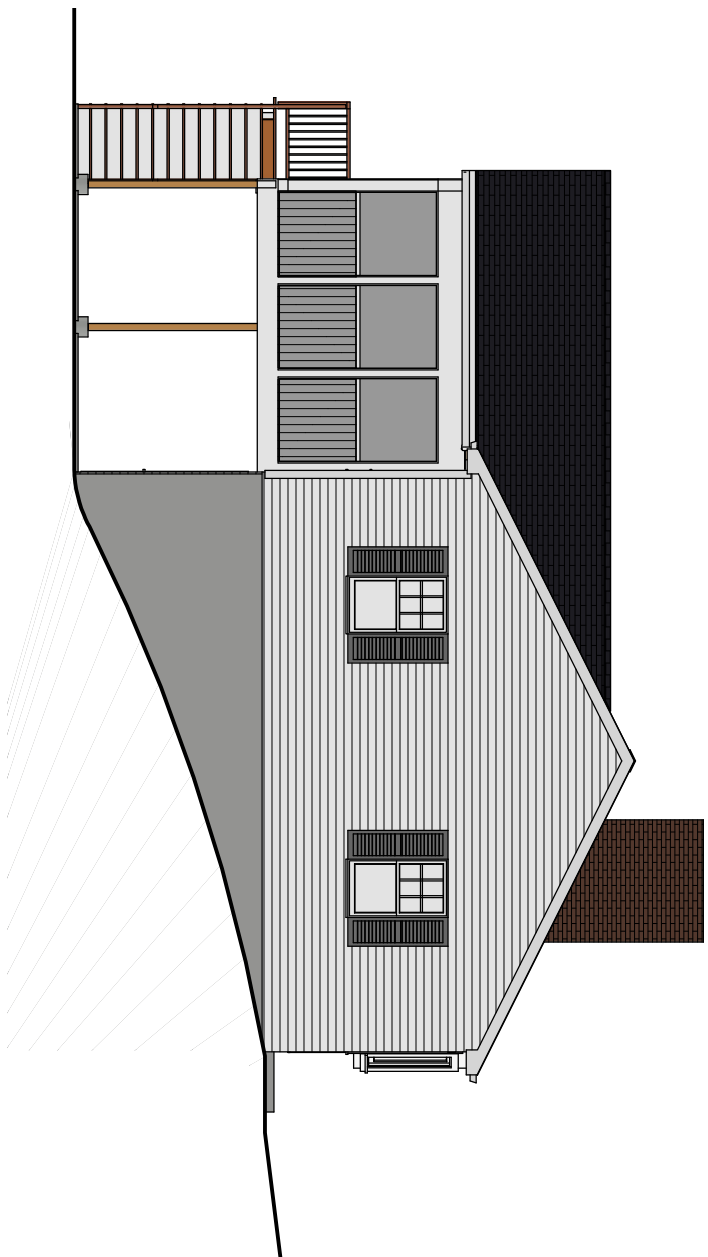
Date:
 1/17/2024

Sheet:
A1



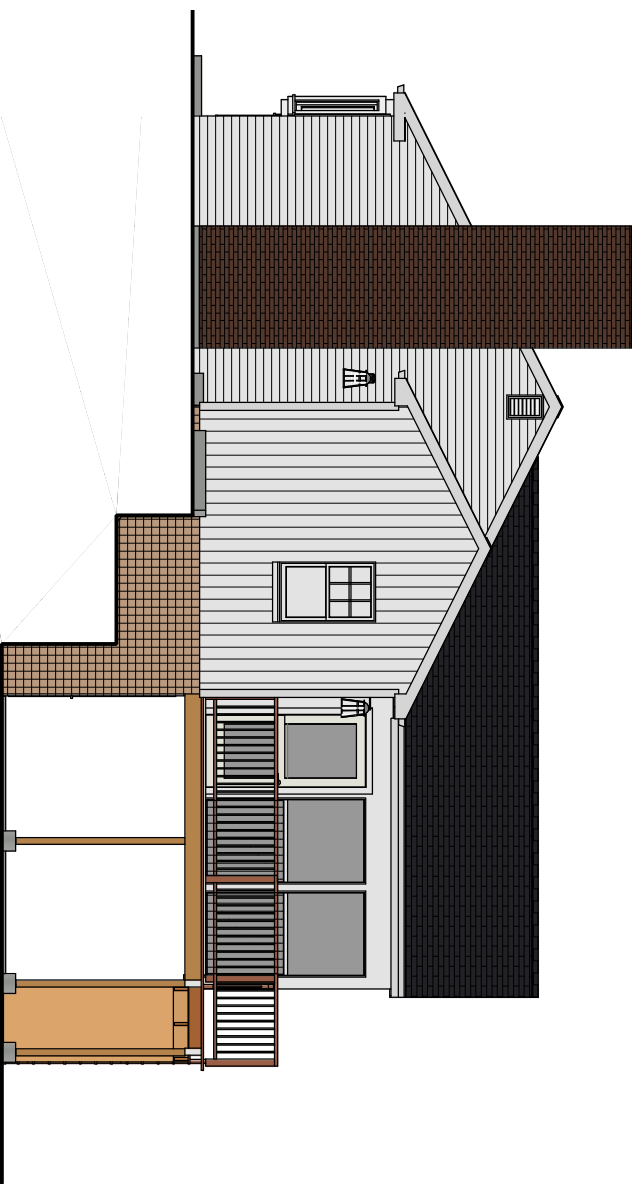
FRONT ELEVATION

Scale: 1/8" = 1'-0"



LEFT SIDE ELEVATION

Scale: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

Scale: 1/8" = 1'-0"



BACK ELEVATION

Scale: 1/8" = 1'-0"

A2

Sheet:

Date:
1/17/2024

Date:	Description:
09-07-23	Schematic Design 1
09-19-23	Pricing Set
01-17-24	Variance Submission

tricia kendall
Architecture • Design

60 Pleasant Street, 10G
Ashland, MA 01721
617-513-8996
tricia@triciakendall.com

Stout-Henderson Residence
52 Pearl Street, Ayer, MA



PERSPECTIVES
Scale: N.T.S

Stout-Henderson Residence

52 Percut Street

60 Pleasant Street, 10G
Ashland, MA 01721
617-513-8996

tricia@triciakendall.com

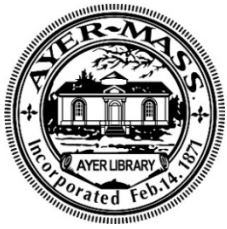
tK tricia kendall
Architecture - Design

Date:	Description:
09-07-23	Schematic Design 1
09-19-23	Pricing Set
01-17-24	Variance Submission

Date:
1/17/2024

Sheet:

A3



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

Department Head Review Summary

Applicant: Ellyson Ross Stout
Address: 52 Pearl St.
Application for: Variance

Department	Comments
Town Manager	Defer to ZBA
Board of Health	No issues as long as property is on Town sewer and water.
Department of Public Works	DPW does not have any comments or concerns with this proposed variance.
Fire Department	No fire department issues.
Police Department	Police Dept. has no concerns and defers to ZBA.
Building Commissioner/Zoning Enforcement Officer	No issues defer to neighbors.
Conservation Commission/Agent	There are no wetlands on the property or adjacent properties. Therefore, the commission does not have any jurisdiction on this property.
Treasurer/Tax Collector	No Comment.
Town Clerk	No Issues.
Assessor	No Comment.
Economic & Community Development	Recommends Approval
Town Planner	My recommendation to the ZBA would be to approve the variance. I support the applicants proposed design and application.



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

Wednesday December 20, 2023
Hybrid Open Session Meeting Minutes

This meeting was recorded by APAC.

Present: Samuel Goodwin, Chair; Ronald Defilippo, Clerk; Jess Gugino (via Zoom); John Ellis

Absent: Michael Gibbons, Vice-Chair; Marilyn Schmalenberger, Alternate Member

Also Present: Samantha Benoit, Administrative Coordinator; Danny Ruiz, Town Planner

Call to Order: S. Goodwin called the meeting to order at 6:00pm. He stated that 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 or 978-772-8220 ext. 114 prior to the meeting.

Approval of the Agenda: S. Goodwin made a motion to approve the agenda as written.
Seconded: J. Ellis

Roll Call Vote: J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (4-0)

Town Manager, Robert Pontbriand, introduced Danny Ruiz, the Town Planner, to the Board. D. Ruiz was hired in July 2023, and has previously worked in the Town of Salisbury. He is willing to work with the Board as a resource for future projects.

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

Kevin Conover sent an email to the Board on behalf of his client to continue the hearing until the meeting scheduled for January 17, 2024.

Motion: S. Goodwin made a motion to continue the Public Hearing until January 17, 2024 at the applicant's request.

Seconded: J. Ellis

Roll Call Vote: J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.
Motion Passed (4-0)

Public Hearing – Application for Special Permit – Alexandria Goldinak – 42 Park St. (Filed November 27, 2023)

S. Goodwin opened the Public Hearing at 6:11pm by reading the public hearing notice as published in the Nashoba Valley Voice on December 1, 2023 and December 8, 2023. The applicant is seeking a Special Permit pursuant to Ayer Zoning Bylaw Section 7.3.B to allow for the construction in the front setback.

Alexandria Goldinak and Justine LeClair were both present and requested a continuance until the January 17, 2024 meeting.

Motion: S. Goodwin made a motion to continue the Public Hearing until January 17, 2024 at the applicant's request.

Seconded: J. Ellis

Roll Call Vote: J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (4-0)

S. Benoit gave an update from Habitat for Humanity. The Building Commissioner further reviewed the Zoning Bylaws, and it was determined that they would not be required to have a commercial space on the first floor. They will not be coming before the Board for that request.

Motion: S. Goodwin made a motion to accept the minutes of November 15, 2023 as amended.

Seconded: J. Ellis

Roll Call Vote: J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (4-0)

Board Discussion:

The Board continued its discussion of its Rules and Procedures, and the updated Hearing Application. The Board would like to table the discussion and vote until all Board members are present.

The Board held a general discussion about building and population density. R. Defilippo and J. Gugino both expressed concerns about the size of the town and the increases in buildings. Ken Diskin explained that this has been a topic of discussion with other Board and organizations in town, including the Affordable Housing Trust and Planning Board.

Motion: S. Goodwin made a motion to adjourn the meeting.

Seconded: J. Ellis

Roll Call Vote: J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (4-0)

Meeting Adjourned at 6:56pm

Minutes Submitted by Samantha Benoit, Administrative Coordinator

Date Minutes Approved by the ZBA: _____

Signature of ZBA Clerk, Indicating Approval: _____



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

Wednesday January 17, 2024
Hybrid Open Session Meeting Minutes

This meeting was recorded by APAC.

Present: Samuel Goodwin, Chair; Michael Gibbons, Vice-Chair; Ronald Defilippo, Clerk; Jess Gugino (via Zoom); John Ellis; Marilyn Schmalenberger, Alternate Member

Also Present: Samantha Benoit, Administrative Coordinator; Danny Ruiz, Town Planner

Call to Order: S. Goodwin called the meeting to order at 6:00pm. He stated that 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 or 978-772-8220 ext. 114 prior to the meeting.

Approval of the Agenda: M. Gibbons made a motion to approve the agenda as written.

Seconded: J. Ellis

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (5-0)

Town Manager, Robert Pontbriand, introduced Danny Ruiz, the Town Planner, to the Board. D. Ruiz was hired in July 2023, and has previously worked in the Town of Salisbury. He is willing to work with the Board as a resource for future projects.

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

Kevin Conover, from David E. Ross Associates, represented the applicant. He gave an overview of the request in which the applicant is seeking a Special Permit to build two two-family homes on two lots. The Board has previously asked that the hearing be continued so that an ANR may be submitted to the Planning Board. A portion of the proposed work will be in the buffer zone and the applicant has already been before the Conservation Commission. The proposed plan will have the new home tied into the Town Sewer and Water.

J. Ellis asked if there would be one two-family unit on each lot, and why the tax bill was in the previous owner's name.

K. Conover confirmed that is the plan and there will also be less pavement on the property, and the owed taxes have been paid.

J. Ellis asked if these homes would be managed by a company or an individual.

K. Conover explained that the units would be sold individually, but there may be an association.

R. Defilippo expressed concerns about the height.

K. Conover noted that the building falls within the height requirements of the Town.

J. Gugino noted that about the current water restrictions and the increased density of the area.

K. Conover explained that the DPW would have commented if the the construction of the two two-family homes would impact the water restrictions. He also noted that Samantha Ln. and Cannongate are nearby, and both developments have multi-family homes.

M. Gibbons discussed the list of requirements for Special Permits as provided by the Zoning Bylaws. He felt that this project met all the requirements of a Special Permit.

M. Schmalenberger commented that she felt the proposed buildings were out of character of the surrounding neighborhood as many homes are single-family homes.

The Hearing was opened to public comment.

Pauline Conley recommended that the Board look at the most recent water report from the DPW if they have concerns about water capacity. She also feels that this project will be an improvement of what already exists.

Ken Diskin explained to the Board that two-family homes are allowed in that area, but only with a Special Permit. He also noted that 35% of water usage in Town is used by residents.

Geof Tillotson noted that there are many multi-family homes in the area around the proposed project.

Motion: M. Gibbons made a motion to approve a Special Permit pursuant to Ayer Zoning Bylaw Section 5.2.1.2 (Table of Use Regulations – Residential Uses) to allow two 2-family dwellings in the A-2 district for the property located at 71 Sandy Pond Rd.

Seconded: J. Ellis

Roll Call Vote: M. Gibbons, aye; J. Gugino, nay; R. DeFilippo, nay; J. Ellis, aye; S. Goodwin, aye.

Motion Failed (3-2) (4 out of 5 votes in the affirmative for a Special Permit)

The Board discussed reasons for denial being the increase in density, traffic, access to utilities, and the character of the neighborhood.

Motion: S. Goodwin made a motion to close the Public Hearing.

Seconded: M. Gibbons

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (5-0)

Continued Public Hearing – Application for Special Permit – Alexandria Goldinak – 42 Park St. (Filed November 27, 2023)

Alexandria Goldinak, the applicant, and Justin LeClair, of McCarty Engineering were both present. The applicant is looking to add an addition and rehab the existing structure. The existing home was built within the front setback to attach the old structure to the new structure they will have to build within the front setback 35 square feet.

This project has already gone before the Planning Board for Site Plan Review and Stormwater. The proposed project will have a first-floor commercial space and the second floor will have residential units.

J. Ellis asked what the existing front setback is.

J. LeClair believes it is 2.5 feet, but the property does meet the side setback requirements.

J. LeClair further explained that this project will be adding a new business and cleaning up the property. There was also a recent site walk with the Conservation Commission in which more debris was found on the property.

A. Goldinak also explained that the back taxes will be paid upon closing, and they will maintain the existing utilities.

R. DeFilippo noted that the building next door is partially on this property and is owned by another person.

J. LeClair explained that all parties are aware of this.

R. DeFilippo also asked if the existing home is to be demolished.

J. LeClair explained that the existing home will be given a facelift but not demolished.

Motion: M. Gibbons made a motion to approve a Special Permit pursuant to Ayer Zoning Bylaw Section 7.3.B to allow for the construction in the front setback for the property located at 42 Park St.

Seconded: J. Ellis

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (5-0)

Motion: S. Goodwin made a motion to close the Public Hearing at 6:44pm.

Seconded: M. Gibbons

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (5-0)

Board Discussion:

The Board made final comments on the Rules and Procedures, and the Hearing Application.

Motion: S. Goodwin made a motion to approve the Rules and Procedures as submitted.

Seconded: M. Gibbons

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (5-0)

Motion: S. Goodwin made a motion to approve the Hearing Application as submitted.

Seconded: M. Gibbons

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (5-0)

The Board discussed potential future items for the Board to discuss. It was requested that the hearing application fee of other towns be investigated and reviewed.

The Board also requested that Danny Ruiz, Town Planner, come to the next meeting to give a presentation on Special Permits.

The Board continued their discussion of density and population growth within the Town.

Motion: M. Gibbons made a motion to adjourn the meeting.

Seconded: J. Ellis

Roll Call Vote: M. Gibbons, aye; J. Gugino, aye; R. DeFilippo, aye; J. Ellis, aye; S. Goodwin, aye.

Motion Passed (5-0)

Meeting Adjourned at 7:49pm

Minutes Submitted by Samantha Benoit, Administrative Coordinator

Date Minutes Approved by the ZBA: _____

Signature of ZBA Clerk, Indicating Approval: _____