

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



Wednesday February 17, 2016  
Open Session Meeting Minutes

*Recorded by APAC*

Present: Sam Goodwin, Chair; Michael Gibbons; John Ellis; Ron Defilippo

Absent: Christa Maxant, Clerk; Jeremy Callahan (Alternate)

**Call to Order:** S. Goodwin called the meeting to order at 7:20 PM.

**Approval of Agenda:**

**Motion:** A motion was made by J. Ellis and seconded by R. Defilippo to approve the agenda, as printed. **Motion passed 5-0.**

**Public Hearing - Application for Variance – Davis, Shawn – 1 Easy Street (Filed January 22, 2016):** S. Goodwin opened the public hearing at 7:20 PM by reading the Public Hearing Announcement as advertised in the *Nashoba Valley Voice* on January 29, 2016 and February 5, 2016.

Mr. Davis explained that after the Building Department received a complaint from a neighbor; he was informed that his shed was in violation of Zoning Bylaw 5.8.d "Location of Accessory Structures", specifically because he owns a corner lot with frontage on both Easy Street and Sandy Pond Road; the location of the shed is in his front yard. He explained that this was the only location on the property where he could place it, because of the other requirements in Zoning Bylaw 5.8.

S. Goodwin asked if there was any public input. Several neighbors of Mr. Davis stated they were in favor of granting the variance. No one spoke against the variance application.

**Motion:** A motion was made by M. Gibbons and seconded by J. Ellis to grant the variance from Zoning Bylaw 5.8.d "Location of Accessory Structure" to allow for the current placement of the shed in the front yard. **Motion passed 4-0.**

**Motion:** A motion was made by M. Gibbons and seconded by J. Ellis to close the Public Hearing at 7:27 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 meeting minutes of December 16, 2015. **Motion passed 5-0.**

**Adjournment:**

**Motion:** A motion was made by S. Goodwin and seconded by J. Ellis to adjourn at 7:31 PM.

**Motion passed 5-0.**

**Minutes Recorded and Submitted by Carly M. Antonellis**

**Date Minutes Approved by ZBA:**

4/20/16

**Christa Maxant, Clerk:**

A handwritten signature in black ink, appearing to read 'Christa Maxant', written over a horizontal line.