

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



Wednesday November 16, 2016
Open Session Meeting Minutes

Recorded by APAC

Present: Sam Goodwin, Chair; Michael Gibbons, Vice – Chair; Ron Defilippo; John Ellis
Carly Antonellis, Assistant to the Town Administrator

Call to Order: S. Goodwin called the meeting to order at 6:02 PM.

Approval of Agenda:

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

Public Hearing – Application for Variance – North Shirley Realty Trust Assessor's Map 11 Parcel 36 (Vacant Lot located on the Westerly Side of Groton School Road) - (Filed October 17, 2016): S. Goodwin opened the public hearing at 6:03 PM by reading the Public Hearing Notice as advertised in the *Nashoba Valley Voice* on October 21, 2016 and October 28, 2016. The applicant is seeking a variance from Ayer Zoning Bylaw 3.3.3.c to allow for residential use in Light Industrial District.

Kevin Conover from David E. Ross Associates was in attendance on behalf of his client to explain the request for the variance. The subject property contains 5 acres on the westerly side of Groton School Road and is bisected by a zoning district line. The frontage of the property is located within the Residential A2 Zoning District and the rear portion is located in the Light Industrial Zoning District. Mr. Conover stated that the ANR's associated with this request were recently endorsed by the Planning Board. They are planning to build residences on the newly formed lots. Mr. Conover also stated that similar variances were granted in 2005 for both subdivisions located to the north and south of the locus.

S. Goodwin asked if there was any public input from anyone in the audience. There was none.

Board members discussed that there were no negative comments from Department heads and felt comfortable granting the variance because the whole street, was residential.

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to approve the request for variance from Ayer Zoning Bylaw 3.3.3.c to allow for residential use in Light Industrial District as submitted by the applicant. **Motion Approved 4-0.**

Motion: A motion was made by M. Gibbons and seconded J. Ellis to close the public hearing at 6:20 PM. **Motion passed 4-0.**

Approval of Meeting Minutes:

Motion: A motion was made by J. Ellis and seconded by M. Gibbons to approve the meeting minutes of August 17, 2016. **Motion passed 4-0.**

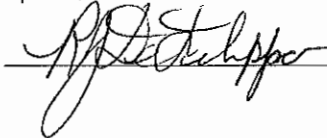
Adjournment:

Motion: A motion was made by J. Ellis and seconded by M. Gibbons to adjourn at 6:24 PM.

Motion passed 4-0.

Minutes Recorded and Submitted by Carly M. Antonellis

Date Minutes Approved by ZBA: 2/15/17

Signature of Clerk Indicating Approval:  2/15/17