

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



Wednesday January 14, 2015
Open Session Meeting Minutes

Recorded by APAC

Present: Jeremy Callahan, Chair; Christa Maxant, Clerk; Ron Defilippo
Not Present: Sam Goodwin; Howard Hall; Michael Gibbons (Alternate)

Call to Order: J. Callahan called the meeting to order at 7:25 PM.

Public Hearing – Special Permit Application – Borrego Solar Systems, Inc. (East of Groton School Road/Park Street): J. Callahan opened the public hearing at 7:25 PM and read the public hearing notice as advertised in the Ayer Public Spirit on December 19, 2014 and December 26, 2014. Because only three members were present, the public hearing was continued until Tuesday January 20, 2015 at 6:00 PM at the Ayer Town Hall.

Public Hearing Continued until Tuesday January 20, 2015 at 6:00 PM at Ayer Town Hall.

J. Callahan removed the Habitat for Humanity item off of the agenda.

Members had discussion on frontage and the vagueness of the current Bylaw. J. Callahan explained that he is hoping to implement the new zoning bylaw at the 2015 Annual Town Meeting.

The Willows Bond Reduction: Mark O'Hagan from MCO & Associates, Inc. was present for both the bond reduction and modification requests.

Motion: A motion was made by J. Callahan and seconded by C. Maxant to reduce the Bond for the Willows as recommended by the Town of Ayer DPW Superintendent Mark Wetzel in the amount of \$147,636 leaving a balance of \$103,621 and a contingency fund of \$23,729. **Motion passed 3-0.**

The Willows Request for Modification: M. O'Hagan explained the request to make a non substantial change to the plan approved by the ZBA on November 3, 2014. The Conservation Commission has agreed to allow the building to move 4 feet closer to the property line, thereby giving the resident in the end unit 4 more feet of space between units.

Motion: A motion was made by J. Callahan and seconded by C. Maxant to endorse the requested modification as non-substantial regarding units 56-58. **Motion passed 3-0.**

Motion: A motion was made by J. Callahan and seconded by R. Defilippo to approve the meeting minutes of November 12, 2014. **Motion passed 3-0.**

Motion: A motion was made by J. Callahan and seconded by C. Maxant to adjourn at 7:42 PM. **Motion passed 3-0.**

Minutes Recorded and Submitted by Carly M. Antonellis

Date Minutes Approved by ZBA:

Christa Maxant, Clerk:
