

Town of Ayer
Zoning Board of Appeals
Training Room – Ayer Fire Department
1 West Main Street
Ayer, MA 01432



Monday November 3, 2014
Open Session Meeting Minutes

This meeting was recorded by APAC

Present: Jeremy Callahan, Chair; Christa Maxant, Clerk; Howard Hall; Sam Goodwin; Michael Gibbons

Absent: Ron DeFillipo

Call to Order: The meeting was called order at 7:05 PM by J. Callahan.

J. Callahan recused himself because his sister is a resident at the Willows.

Public Hearing – Request for Modification of Comprehensive Permit – “The Willows”: C. Maxant read the hearing notice which ran in the Lowell Sun on October 20, 2014 and October 27, 2014.

Mark O’Hagan from MCO & Associates, Inc. gave an overview of the proposed modification.

H. Hall asked about storm water run-off. Ross and Associates gave an overview of the run-off management.

S. Goodwin asked about previous soil testing that had been done. M. O’Hagan stated that there was a large swath of clay material that would make it unsuitable for building that was not identified in previous soil testing.

Mr. Robert Burns of 6 Longview Circle asked questions about the project relative to the location of the buildings.

Ms. Sheila Schwabe of 47C Longview Circle stated that she bought her unit due to the promise nothing would be built next door to her. She also stated that the proposed modification was not within the original work area.

R. Burns asked follow-up questions regarding storm water run-off.

Motion: Motion made by C. Maxant and seconded by M. Gibbons to approve the request for modification as presented by the MCO Associates on behalf of the Willows. **Motion passed 3-1.**

Motion: Motion made by J. Callahan and seconded by H. Hall adjourn at 7:45 PM.

Minutes Recorded and Submitted by Carly M. Antonellis

ZBA Approval Date: 11/12/14

ZBA Clerk: 