

Zoning Board of Appeals
Wednesday, February 13, 2013
Town Hall, Main St, Ayer, Ma.

MINUTES (Videotaped)

Present: Dale Taylor (Chair), Jim Lucchesi, & Steve Wentzell (7:15), & John Cadigan (Ron Defilippo -absent)
S. Sullivan-Zoning Admin.

7:00 PM Meeting called to order

Chairman moved General Business on agenda as Board is waiting for 4th member

General Business:

Discussion: Tony Damico/carport Cease and desist order
Corner lot-only relief from ZBA would be an “Administrative Appeal” and the Board agrees with the Building Inspector that this structure does not comply with the zoning requirements.

Public Hearing: Rengard, LLC

0 Forest St./Variance

Atty. Tom Gibbons (agree to proceed with four members)

Driveway possibly placed in front.

Abutter: Harold Basserman would like consideration of his building within 14” of the property line for repairs etc. Atty. Gibbons assured him they would work something out. They are hoping no fence will go up to prevent building maintenance. There is a 21 day appeal period if nothing gets worked out to their satisfaction.

Jim Lucchesi Motioned to grant the Variance for 0 Forest St. under Article 5 Section 12 for Rengard, LLC.

John Cadigan 2nd

VOTE 4-0

All in Favor

Public Hearing: John Byrne

24 Washington St./Variance

Steve Mullaney (S.J. Mullaney Eng.) and John & Irene Byrne

Conversion of two family to 4 family.

Mr. Mullaney explained that there were many undersized lots for single, as well as multi family units in the immediate (300 ft) area. Existing 10 bedrooms operated as a rooming house in the past. Driveway continues to be an issue with the board . They do not want stacked parking. Steve Mullaney suggested continuing the Public Hearing.

Abutter : Jim Bassnett commented as a builder/landlord perhaps three unit would work better for the space and agrees that there may not be enough room for adequate parking.

The Board suggested angled parking along the back may be reasonable and perhaps looking at three units as an option. The ZBA wants a reasonable working parking plan.

John Cadigan motioned to continue the Public Hearing for 24 Washington Street to the next (March 13) meeting date.

Jim Lucchesi 2nd

VOTE 4-0

All in Favor

Steve Wentzell Motioned to adjourn

Jim Lucchesi 2nd

Vote 4-0

All in Favor

Adjourn