

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



Wednesday March 18, 2015  
Open Session Meeting Minutes

*Not Recorded by APAC*

Present: Jeremy Callahan, Chair; Christa Maxant, Clerk; Sam Goodwin; Michael Gibbons; Ron Defilippo

**Call to Order:** J. Callahan called the meeting to order at 7:01 PM.

**Public Hearing – Variance Application - Epic Enterprises, 1 Copeland Drive:** J. Callahan opened at hearing at 7:01 PM. The applicant was unable to make the meeting due to an unforeseen circumstance.

**Motion:** A motion was made by J. Callahan and seconded by S. Goodwin to continue the Public Hearing until April 15, 2015 at 7:00 PM. **Motion passed 5-0.**

**Request for Modification of Special Permit - Global Montello Corporation, 15 Littleton Road:**

Attorney George Watts was in attendance on behalf of Global Montello Corporation and gave a brief history of the project. The applicant has scaled back the original plans submitted (and then withdrawn without prejudice) in the fall of 2014. The new plans do not require any additional relief from the Zoning Bylaw, just a modification to the special permit that was issued for the drive thru window. The requested modification is to accommodate the scaled back plans that will be going to the Planning Board.

Zoning Board members looked at the plans.

R. Defilippo asked about the lighting. G. Watts stated that the lighting will be addressed in the Planning Board Site Plan Review.

**Motion:** A motion was made by S. Goodwin and seconded by M. Gibbons that the modification to the special permit for the drive thru window are non-substantial in nature. **Motion passed 5-0.**

**Public Hearing – Section 6 Finding and/or Variance Application - Chris Hill, 5 Mountain View**

**Avenue:** Chris Hill presented a package detailing his proposal to tear down his current home and rebuild it with a porch. He said the existing house has passed its expiration date. J. Callahan said the Board first needs to make a determination on the Section 6 finding to determine if this is a pre-existing non-conforming structure.

Five different households that abut Mr. Hill's property were in the audience to support his application. There was no opposition.

**Motion:** A motion was made by J. Callahan and seconded by S. Goodwin that the change/alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. **Motion passed 5-0.**

J. Callahan stated that because of the previous motion a variance was not necessary.

**Motion:** A motion was made by C. Maxant and seconded by M. Gibbons to close the hearing at 7:36 PM. **Motion passed 5-0.**

**Discussion Items:**

J. Callahan stated that he would be doing some research on the Wendy's (2 Barnum Road) demolition and rebuilding. He believes they will need to apply for a sign variance and a special permit for the drive thru window.

J. Callahan also discussed the proposed adoption of a new Zoning Bylaw and what steps would be needed to bring it to a Special Town Meeting.

J. Callahan also brought up the possibility of the Town hiring a Planner. He said he had submitted the plan to the Selectmen's office.

J. Callahan stated that the Comprehensive Plan committee needs a representative from the Zoning Board of Appeals. Members were interested, but need more information on the time commitment.

**Approval of Meeting Minutes:**

**Motion:** A motion was made by C. Maxant and seconded by S. Goodwin to approve the meeting minutes of February 11, 2015. **Motion passed 5-0.**

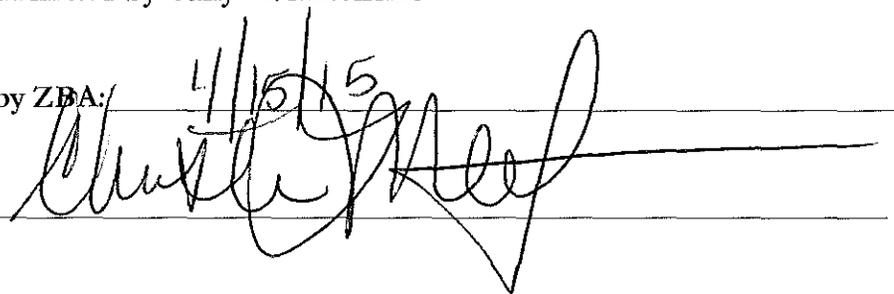
**Motion:** A motion was made by S. Goodwin and seconded by R. Defilippo to adjourn at 7:57 PM. **Motion passed 5-0.**

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

Date Minutes Approved by ZBA:

4/15/15

Christa Maxant, Clerk:

A large, stylized handwritten signature in black ink, appearing to read 'Christa Maxant', is written over a horizontal line. The signature is written in a cursive, flowing style.