

**Zoning Board of Appeals**  
Wednesday, April 10, 2013  
Town Hall, Main St, Ayer, Ma.

**MINUTES (Videotaped)**

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

**7:00 PM Meeting called to order**

Public Hearing: G. Cattell

10 East Street seeking a Special Permit for home occupation.

Clients (6-10 people daily) especially for workshops. Some workshops will be held on weekends as well. (7PM latest appointment)

Lots of vegetation along property and plenty of screening and distance between homes\ plenty of off street parking for a couple of cars during the workshops. (both proponents are medically certified)

Susan S. will send copies of application to BOH and DPW (ConCom has already stated no issues) Continue to May 8<sup>th</sup> meeting date for finalization.

Jim Lucchesi motioned to approve the Special Permit for 10 East Street contingent upon input from applicable boards.

Steve Wentzell 2<sup>nd</sup> Vote 5-0 All in Favor

General Business:

Bruce Stamski/100 Park Street possible microbrewery

Still River Brewery GB Zone retail and Brewery

Steve Wentzell motioned the use is allowed by right and no Special Permit is needed

Jim Lucchesi 2<sup>nd</sup> VOTE 5-0 All in Favor

John Byrne 24 Washington St./ regarding new Variance application

Atty. Tom Gibbons

New plan consists of Conversion of two family to 3 family.

Atty. Gibbons and the ZBA agree that this is a new application and not

a repetitive filing which would have to go before the Planning Board for an OK to resubmit.

Both Members (J.C. & R.D.) who voted against the first plan of 4 units, are open to new plan

consisting of three. J.C. stated the new plan is more palatable for him with the parking etc.. Board

continues to be against the "stacked" parking and prefer separate parking for each unit. Plan is not

considered new construction as it remains non-conforming. Board feels the parking would work on

Cambridge St. (further from intersection) and utilize existing pad for one unit add one to that, and add

two spaces for unit two. The third unit can utilize the Washington St. driveway.

Minutes:

- Steve Wentzell Motioned to approve the minutes from March 13, 2013 as written.  
Jim Lucchesi 2<sup>nd</sup> Vote 5-0 All in Favor

Jim Lucchesi motioned to adjourn Vote 5-0 All in Favor

Ron Defilippo 2<sup>nd</sup>

Adjourn