

**Zoning Board of Appeals**  
Wednesday, May 8, 2013  
Town Hall, Main St, Ayer, Ma.

**MINUTES (not Videotaped)**

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

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

\* G. Cattell/Decision

10 East Street -. Approved Special Permit for home occupation was contingent upon input from applicable boards. Board received positive feedback from BOH and DPW.

Jim Lucchesi motioned to endorse the Special Permit decision for 10 East Street as stated in their application.

John 2<sup>nd</sup>

Vote 5-0

All in Favor

**Public Hearing: Ayer-Shirley Regional High School**

141 Washington Street/Special Permit-renovations

Murray Clark and Brian Postlewaite (engineer) presented the plans for the renovation of the High School and parking lot. Open Space and Building height are preexisting non-conformities. Proposed addition does not exceed the current height (not more non-conforming)

Steve Wentzell motioned to approve a Finding under Article 2 Sect. 6.031D for the renovation of the Ayer Shirley Regional High School.

Jim Lucchesi 2<sup>nd</sup>

Vote 5-0

All in Favor

**Public Hearing: John Byrne**

24 Washington Street/Variance

John Byrne and Atty. Tom Gibbons presented the plans to expand the two family residence to a three. Property is zoned GR (9548 sq. ft. lot size, pre-existing lot and use) property has the highest number of bedrooms in GR, proposed use will consist of three 3 bedroom units on a 9548 sq. ft. lot. Board feels the petitioner utilized the ZBAs recommendations and created parking spaces while preserving as much green space as possible.

Abutters:

Kim Pearl has concerns with on street parking for any cars beyond the two per unit. The board explained the petitioner has secured additional parking options with the adjacent parking lot for families wishing to rent them.

Niki Vinchie 10 Newton Street is concerned with the wrong people moving in to the multi-family units available in town. Stated she has neighbors that she has had problems with. The board made it clear that ZBA is not an enforcement board. They further explained that by renovating older multi-family homes bring in a more professional clientele and that this developer is trying to improve the property that has been sitting in disrepair for some time.

John Cadigan motioned to approve the Variance for 24 Washington Street increasing the number of dwellings from a 2 family to a 3 family on a 9548 sq. ft. lot while having resolved the diverse issues with the prior plan. Per 6.5C3.

Jim Lucchesi 2<sup>nd</sup>

Vote 5-0

All in Favor

Bills & Minutes:

- Jim Lucchesi motioned to approve payment to Staples for paper.  
John Cadigan 2<sup>nd</sup>                      Vote 5-0                      All in Favor
  
- Steve Wentzell Motioned to approve the minutes from April 10, 2013 as written.  
Jim Lucchesi 2<sup>nd</sup>                      Vote 5-0                      All in Favor

John Cadigan motioned to adjourn  
Steve Wentzell 2<sup>nd</sup>                      Vote 5-0                      All in Favor  
Adjourn