

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

MINUTES (Videotaped)

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

7:00 PM Meeting called to order

Minutes:

Steve Wentzell motioned to accept the minutes of June 12, 2013 as written.
Jim Lucchesi 2nd Vote 5-0 All in Favor

Public Hearing: Rengard, LLC

35A Groton School Road/ S.P./Finding

Atty. Tom Gibbons presented the plans for replacing a pre-existing non-conforming structure on a pre-existing non-conforming lot. Abutters and family members present.

Proposed structure 30x60 current 2 family to proposed 2 family with parking to remain the same. 20 of 30 abutters have signed in favor.

Three agreements made with the neighboring properties:

31 Groton School Rd. -proponent will not park in rear of home or in the right-of way. A wooden 6' x 90' fence to be installed and maintained along the current fence.

3 Gardner Lane- proponent to install an 8' fence along the boundary between 3 Gardner lane and 35 Groton Sch. Rd. and bamboo tree removal.

1 Gardner Lane – proponent to plant Arborvitae (5') every three feet along the boundary of 1 Gardner Lane and 35 Groton Sch. Rd. and remove the bamboo, poplar, and cherry tree and roots.

Jim Lucchesi motioned to approve the finding under article 4.3.4 (B) subject to the conditions set forth (July) to the three abutters at 1 and 3 Gardner Lane and 31 Groton Sch. Rd.

Steve Wentzell 2nd Vote 5-0 All in Favor

Public Hearing: Moore Family Realty

0 & 1 Scully Road/ Variance

Calvin Moore stated the plan for selling building "B" to Magnus as warehouse space and correcting the lot line that currently runs through the building. No changes to use or the parking. There remains 8 feet of space between buildings.

Steve Wentzell Motioned to grant the Variance including the 8 zoning reliefs for the proposed subdivision as shown in plan # S-9187A by David E. Ross and Assoc. for Moore Family Trust.

Jim Lucchesi 2nd Vote 5-0 All in Favor

Steve Wentzell motioned to adjourn.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

Adjourn