

**Town of Ayer Zoning Board of Appeals**

Tuesday, August 19, 2008

Town Hall, Main St, Ayer, Ma.

**MINUTES**

**Present:** Dale Taylor (Chair), Scott Hebb, Pauline Conley & Manny Velez-Alt.

**7:00 PM**

**Administrative Business:**

- Bills & Minutes (May) Scott Hebb Motioned to approve bills and minutes from May 2008 as written Ron Defilippo 2<sup>nd</sup> VOTE 4-0 all in favor- approved

**7:05 PM**

**Public Hearing: Crabtree Dev./Ridge View Heights**

Re-establish Variance/ Ridge View Heights lots 1, 4A, 104, 106-111 & 114

Steve Mullaney/Mullaney Eng. & Owner Rick Roper

Looking to Re-establishment of a Use Variance pursuant to Town of Ayer Zoning By-Laws

Article X., Section 2. D. to allow a detached single family dwelling as a principal use and to allow rights authorized by such a Variance to not lapse if not exercised in one year.

Board requested petitioner to re-send letter to BOS offering the two parcels of land (again) to the Town of Ayer and request this offer be placed on the Warrant for Fall Town Meeting 2008.

Pauline Conley Motioned to grant the Re-establishment of the Use Variance pursuant to Town of Ayer Zoning By-Laws Article X, Section 2. D. as requested in the Petition. Including 31 findings of fact stated in each decision and the following three conditions:

1. These lots shall be part of the homeowners' association as defined in Paragraph J of the November 2003 Settlement Agreement By and Between Crabtree Development Corp. and the Town of Ayer Planning Board.
2. This decision shall be recorded with the Middlesex Southern District Registry of Deeds after the expiration of the appeal period following the filing of this decision with the Ayer Town Clerk, and the recording information shall be given to the Zoning Board of Appeals.
3. The Zoning Board of Appeals' legal consultant's fee for the processing of this petition shall be paid by the applicant as agreed by the applicant.

Scott Hebb 2<sup>nd</sup>

VOTE 4-0

All in Favor

Pauline Conley Motioned to adjourn

Scott Hebb 2<sup>nd</sup>

VOTE 4-0

All in Favor

Adjourn