

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



Wednesday June 15, 2016
Open Session Meeting Minutes

Recorded by APAC

Present: Sam Goodwin, Chair; Michael Gibbons, Vice – Chair; Christa Maxant, Clerk; Ron Defilippo;
John Ellis

Carly Antonellis, Assistant to the Town Administrator

Call to Order: S. Goodwin called the meeting to order at 7:01 PM.

Approval of Agenda:

Motion: A motion was made by M. Gibbons and seconded J. Ellis to approve the meeting agenda. **Motion passed 5-0.**

Public Hearing - Application for Variance & Finding – Global Montello Corp., 0 Littleton Road (Filed May 20, 2016): S. Goodwin opened the public hearing at 7:03 PM by reading the Public Hearing Announcement as advertised in the *Nashoba Valley Voice* on May 27, 2016 and June 3, 2016.

Mr. Huseyin Sevincgil from MHF Design Consultants, Inc. was in attendance, on behalf of Global Montello Corp., to discuss their application. Specifically Global Montello is seeking a variance from Section 8.4.1 “Permanent Signs” to allow for 2 additional signs to be located on the fuel canopies.

Mr. Sevincgil stated that from the beginning of the permitting process these two signs were on the original plan and there were no concerns from the Building Department until a final review of the plan was done with the new Assistant Zoning Enforcement Officer.

The Board briefly discussed whether the issue was if the fuel canopy constituted a building. Ms. Antonellis explained that the issue before the ZBA was the number of signs on the premise.

Ms. Jason Langlais, 6 Myrick Street stated that he had been following the permitting process since the initial meeting back in 2014. He reiterated his concerns on lighting. S. Goodwin explained to Mr. Langlais that lighting would fall under the Site Plan Approval process through the Planning Board.

S. Goodwin asked H. Sevincgil why they were seeking additional signs. H. Sevincgil stated for branding purposes.

M. Gibbons stated that this is an industry standard and he felt comfortable granting the relief.

C. Maxant stated that she did not see the hardship in the request.

Motion: A motion was made by C. Maxant and seconded by R. Defilippo to deny the request for a variance to allow for the additional two signs. **Motion passed 4-1.**

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to close the Public Hearing for 0 Littleton Road at 7:31 PM. **Motion passed 5-0.**

Reorganization of the Zoning Board of Appeals:

Motion: A motion was made by J. Ellis and seconded by M. Gibbons to nominate S. Goodwin as Chair. **Motion passed 5-0.**

Motion: A motion was made by S. Goodwin and seconded by J. Ellis to nominate M. Gibbons as Vice - Chair. **Motion passed 5-0.**

Motion: A motion was made by S. Goodwin and seconded by M. Gibbons to nominate C. Maxant as Clerk. **Motion passed 5-0.**

Approval of Meeting Minutes:

Motion: A motion was made by C. Maxant and seconded by J. Ellis to approve the meeting minutes of May 18, 2016. **Motion passed 5-0.**

Adjournment:

Motion: A motion was made by S. Goodwin and seconded by C. Maxant to adjourn at 7:35 PM. **Motion passed 5-0.**

Minutes Recorded and Submitted by Carly M. Antonellis

Date Minutes Approved by ZBA: _____

Signature of Clerk Indicating Approval: _____

7/20/16
