

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



Wednesday July 20, 2016
Open Session Meeting Minutes

Recorded by APAC

Present: Sam Goodwin, Chair; Christa Maxant (*Entered at 6:10 PM*), Clerk; Ron Defilippo;
John Ellis

Carly Antonellis, Assistant to the Town Administrator

Absent: Michael Gibbons, Vice – Chair

Call to Order: S. Goodwin called the meeting to order at 6:07 PM.

Because C. Maxant was running behind, S. Goodwin moved the request from Global Montello Group up on the agenda.

Action Item: *Request for one (1) year extension on Special Permit granted on October 8, 2014 for drive-thru window from Global Montello, 0 Littleton Road - Mr. Scott Fenton, Deputy General Counsel from Global Montello was in attendance to request a one (1) year extension on special permit granted October 8, 2014 for a drive-thru window at the proposed site, 15 Littleton Road.*

C. Maxant enters at 6:10 PM

S. Fenton explained that due to some projected delays with the project he was asking for a one year extension on the Special Permit granted in October of 2014. He stated that construction will begin in the fall of 2016 and Global is being proactive in their request.

S. Fenton further explained that the size of the building may decrease due to concerns with storm water runoff and the need to decrease the amount of impervious surface on the site.

S. Goodwin explained that a change in the Site Plan would require the applicant to go back before the Planning Board.

Motion: A motion was made by J. Ellis and seconded by R. Defilippo to grant the 1 year extension as requested by the applicant.

Further Discussion: R. Defilippo asked if the Board was under any compulsion to grant the extension and stated he did not agree with the project.

S. Fenton stated that where the Special Permit didn't expire until October of 2016, Global could move earth and the need for extension would be moot.

S. Goodwin reminded the ZBA that the issue on the table wasn't whether the ZBA agreed with the project as a whole, but whether they would grant an extension to the Special Permit already granted by the ZBA, two years earlier.

Motion Approved 4-0.

Public Hearing - Application for Variance -Ford, John, L. 59 Shirley Street (Filed June 27, 2016): S. Goodwin opened the public hearing at 6:25 PM by reading the Public Hearing Notice as advertised in the *Nashoba Valley Voice* on July 1, 2016 and July 8, 2016.

J. Ford stated that he is looking to construct two decks, one in the front and one in the rear, to serve as a service entrances to his house. He stated that currently there is no deck and he has no place to take his shoes off and tracks mud through his home.

Ms. Sheila Slarsky, 53 Shirley Street, stated that she was in full support of the request.

The Board had general discussion including the placement of the rear deck and stair dimensions.

Motion: A motion was made by J. Ellis and seconded by C. Maxant to approve application for variance as submitted. **Motion passed 4-0.**

Motion: A motion was made by R. Defilippo and seconded by C. Maxant to close the public hearing at 6:56 PM. **Motion passed 4-0.**

Approval of Meeting Minutes:

Motion: A motion was made by J. Ellis and seconded by C. Maxant to approve the meeting minutes of June 15, 2016. **Motion passed 4-0.**

Adjournment:

Motion: A motion was made by C. Maxant and seconded by J. Ellis to adjourn at 7:02 PM. **Motion passed 4-0.**

Minutes Recorded and Submitted by Carly M. Antonellis

Date Minutes Approved by ZBA: 8/17/16

Signature of Clerk Indicating Approval: 