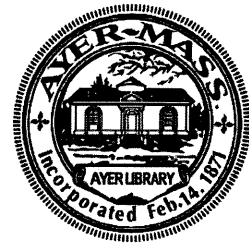


Town of Ayer
Zoning Board of Appeals
Ayer Town Hall
1 Main Street
Ayer, MA 01432



Wednesday December 19, 2018
Open Session Meeting Minutes

Present: Michael Gibbons, Vice-Chair; Ron Defilippo, Clerk; John Ellis, Jess Gugino

Also Present: Carly M. Antonellis, Assistant Town Manager

Absent: Samuel A. Goodwin, Jr., Chair

Call to Order: M. Gibbons called the meeting to order at 6:00 PM.

Approval of Agenda:

Motion: A motion was made by J. Gugino and seconded by R. Defilippo to approve the agenda. **Motion passed 4-0.**

Public Hearing – Application for Variance – Ridge View Realty Trust - 207 Woodland Way (Pingry Hill – Lot 74A) (Filed 11/26/18): M. Gibbons opened the public hearing at 6:00 PM by reading the Public Hearing Notice as advertised in the Nashoba Valley Voice on November 30, 2018 and December 7, 2018. The applicant is seeking a variance, pursuant to Ayer Zoning Bylaw (2018, as amended October 22, 2018) 3.2.B.2 to allow a detached single family dwelling as a principal use on a lot split-zoned Residence A-1 along its frontage and Light Industrial (LI) along its rear.

Steve Mullaney from S.J. Mullaney Engineering Inc. was in attendance for the applicant. He explained that the locus was a lot in the final phase of the Pingry Hill Subdivision; the rear of the proposed home overlaps into the Light Industrial Zone. S. Mullaney stated that the line dates back to approximately 45 years ago and that there is no access to the light industrial portion of the land. S. Mullaney stated that the ZBA had approved this in 2007, however, the development of the final phase of the subdivision was delayed and more than two years have lapsed.

R. Defilippo asked when the aerial photos referenced on the screen were taken. S. Mullaney said last year.

M. Gibbons informed the applicant that because there were only four members in attendance, the vote had to be unanimous.

There were no abutters in attendance.

Motion: A motion was made by J. Gugino and seconded by R. Defilippo to approve the variance as requested. **Motion passed 4-0.**

Motion: A motion was made by J. Gugino and seconded by J. Ellis to close the Public Hearing at 6:14 PM. **Motion passed 4-0.**

Public Hearing – Application for Variance – Ridge View Realty Trust 219 Woodland Way (Pingry Hill – Lot 75A) (Filed 11/26/18): M. Gibbons opened the public hearing at 6:15 PM by reading the Public Hearing Notice

as advertised in the Nashoba Valley Voice on November 30, 2018 and December 7, 2018. Applicant is seeking a variance, pursuant to Ayer Zoning Bylaw (2018, as amended October 22, 2018) 3.2.B.2 to allow a detached single family dwelling as a principal use on a lot split-zoned Residence A-1 along its frontage and Light Industrial (LI) along its rear.

Steve Mullaney from S.J. Mullaney Engineering Inc., was in attendance for the applicant. He explained that the locus, similar to in the last public hearing, was a lot in the final phase of the Pingry Hill Subdivision; the rear of the proposed home overlaps into the Light Industrial Zone. S. Mullaney explained that because of the presence of wetlands at the site, the rear of the proposed house would overlap into the Light Industrial District.

There were no abutters in attendance.

Motion: A motion was made by J. Gugino and seconded by R. Defilippo to approve the variance as requested. **Motion passed 4-0.**

Motion: A motion was made by J. Gugino and seconded by J. Ellis to close the Public Hearing at 6:21 PM. **Motion passed 4-0.**

Approval of Meeting Minutes:

Motion: A motion was made by J. Ellis and seconded by R. Defilippo to approve the minutes of October 17, 2018. **Motion passed 4-0.**

Adjournment:

Motion: A motion was made by J. Ellis and seconded by J. Gugino to adjourn at 6:22 PM. **Motion approved 4-0.**

Minutes Recorded and Submitted by Carly M. Antonellis, Assistant Town Manager

Date Minutes Approved by ZBA: 01/16/19

Signature of Clerk Indicating Approval: 