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TOWN OF AYER

2:00pm  
Miss Popeland

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



Wednesday January 16, 2019  
Open Session Meeting Minutes

**Present:** Samuel A. Goodwin, Jr., Chair; Michael Gibbons, Vice-Chair; Ron Defilippo, Clerk; John Ellis, Jess Gugino

**Also Present:** Carly M. Antonellis, Assistant Town Manager

**Call to Order:** S. Goodwin called the meeting to order at 6:00 PM.

**Approval of Agenda:**

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

**Public Hearing – Application for Variances – Andrew Boucher - 10 Elm Street (Filed 12/19/18):** S. Goodwin opened the Public Hearing at 6:02 PM by reading the Public Hearing Notice as advertised in the Nashoba Valley Voice on December 28, 2018 and January 4, 2019. Applicant is seeking 2 variances on a preexisting nonconforming property, pursuant to Ayer Zoning Bylaw (2018, as amended October 22, 2018) 6.2 Dimensional Requirements to allow for a conversion of two unit residence to a three unit residence with 8,037 square feet where 16,000 square feet is required and to allow for a 3 foot side setback where 10 feet is required for the construction of a screen porch.

Mr. Andrew Boucher stated that he has lived in Ayer for most of his life and grew up in the home. He is looking to convert the 3<sup>rd</sup> floor existing space into a 3<sup>rd</sup> unit, which would need the addition of a kitchen.

Mr. Jeff Thomas, 6 Elm Street, read a letter he had written about his objections to the project. Mr. Thomas and his wife are concerns are loss of privacy, lack of parking, and the reduction in their property value if a 3-unit home were to be approved.

Mr. Andrew Boucher stated that he never knew there was a parking issue with his neighbors and that his property had "plenty of parking" to accommodate a third unit.

Ms. Carmen Kilpatrick -Soma, 5 Prospect Street had a question relative to the Flood Plain line shown on the plot plan.

S. Goodwin read an email from an abutter at 25 Grove Street who is against the project due to the deteriorated condition of the home and lack of parking in the area.

M. Gibbons stated that he didn't see the proposal as detrimental to the neighborhood and that there are many multi-family homes in the neighborhood.

J. Gugino stated that she is inclined to not make it non - conforming. R. Defilippo agreed.

**Motion:** A motion was made by S. Goodwin and seconded by J. Gugino to deny the variances as requested.  
**Motion passed 4-1.**

**Motion:** A motion was made by J. Gugino and seconded by J. Ellis to close the Public Hearing at 6:26 PM.  
**Motion passed 5-0.**

**Approval of Meeting Minutes:**

**Motion:** A motion was made by J. Ellis and seconded by R. Defilippo to approve the minutes of December 19, 2019. **Motion passed 5-0.**

**Adjournment:**

**Motion:** A motion was made by J. Ellis and seconded by J. Gugino to adjourn at 6:31 PM. **Motion approved 5-0.**

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

**Date Minutes Approved by ZBA:** 04/17/19

**Signature of Clerk Indicating Approval:** 