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



Wednesday June 19, 2019
Open Session Meeting Minutes

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

Absent: Samuel A. Goodwin, Jr., Chair; Ron Defilippo, Clerk

Also Present: Carly M. Antonellis, Assistant Town Manager

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 J. Ellis to approve the agenda. **Motion passed 3-0.**

Public Hearing – Application for Variance – Eileen Hoskin – 17 James Brook Way (Filed 5/8/19): M. Gibbons opened the Public Hearing at 6:00 PM by reading the Public Hearing Notice as advertised in the Nashoba Valley Voice on May 24, 2019 and May 31, 2019. The applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2018, as amended October 22, 2018) 6.2 “Schedule of Dimensional Requirements” to allow for a 6’ 6” Side Yard Set Back, where 15’ is required for retaining wall.

Motion: A motion was made by J. Gugino and seconded by J. Ellis to continue the Public hearing until July 17, 2019 at 6:00 PM. **Motion passed 3-0.**

Approval of Meeting Minutes:

Motion: A motion was made by J. Gugino and seconded by J. Ellis to approve the minutes of May 15, 2019.

Motion passed 3-0.

Public Hearing – Application for Variance – The Homescout, LLC - 13 Groton Harvard Road (Filed 5/24/19): M. Gibbons opened the Public Hearing at 6:05 PM by reading the Public Hearing Notice as advertised in the Nashoba Valley Voice on May 31, 2019 and June 7, 2019. The Applicant is seeking the following variances:

Use variance from Ayer Zoning Bylaw Section 5.2(1.3) Table of Use Regulations to allow townhouse or multi-family dwellings in the Light Industrial District.

Variance from Ayer Zoning Bylaw Section 6.2 Schedule of Dimensional Requirements to apply the General Residence minimum lot area of 10,000 sq. ft. plus 3,000 sq. ft. for each additional dwelling unit on this pre-existing non-conforming Light Industrial lot of 76,666 sq. ft. lot.

Variance from Ayer Zoning Bylaw Section 6.2 Schedule of Dimensional Requirements to allow a front yard setback of 21 feet, where 30 feet is required.

Variance from Ayer Zoning Bylaw Section 6.2 Schedule of Dimensional Requirements to allow for side yard setbacks of 11 feet, where 50 feet is required in a Light Industrial District that abuts a residential district on the southerly side of the lot and 25 feet is required on the northerly side of the lot.

Motion: A motion was made by J. Gugino and seconded by J. Ellis to continue the Public hearing until July 17, 2019 at 6:05 PM. **Motion passed 3-0.**

Public Hearing – Application for Variance – Global Partners, LP - 26-28 Harvard Road (Filed 5/31/19): M. Gibbons opened the Public Hearing at 6:10 PM by reading the Public Hearing Notice as advertised in the Lowell Sun on June 3, 2019 and June 10, 2019. The Applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2018, as amended October 22, 2018) 9.5.5 to allow for a total of five signs where two are allowed.

Motion: A motion was made by J. Gugino and seconded by J. Ellis to continue the Public hearing until July 17, 2019 at 6:10 PM. **Motion passed 3-0.**

Adjournment:

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to adjourn at 6:11 PM. **Motion approved 3-0.**

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

Date Minutes Approved by ZBA: _____

07/17/2019

Signature of Clerk Indicating Approval: _____

