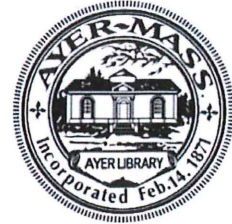


Town of Ayer
Zoning Board of Appeals
Ayer Town Hall
1 Main Street
Ayer, MA 01432



Recorded by APAC

Wednesday April 22, 2020
Open Session Meeting Minutes

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A, Section 18 and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Ayer Zoning Board of Appeals is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort has been made to ensure that the public can adequately access the proceedings as provided in the Order.

Remotely Present: Samuel A. Goodwin, Jr., Chair; Michael Gibbons, Vice-Chair; John Ellis, Jess Gugino

Not Present: Ron Defilippo, Clerk

Also Present: Carly M. Antonellis, Assistant Town Manager

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

Public Hearing - Application for Special Permit – Cowfield Station, LLC – 14 Washington Street (Refiled 2/12/20): S. Goodwin opened the public hearing at 6:03 PM by reading the public hearing notice as advertised in *The Lowell Sun* on April 7, 2020 and April 14, 2020. Applicant is seeking a special permit pursuant to Ayer Zoning Bylaw (2019, as amended) Section 5.2. (Appendix A) 1.5 and Section 7.3 to allow for the conversion from a non-residential use to a multi-family residential use. Kyle Burchard from GPR and Calvin Moore were in attendance remotely. K. Burchard stated that this property (former Ayer Fire Station) has been before the ZBA previously with a prior applicant. Mr. Moore is proposing to convert the former fire station into a multi-family dwelling, consisting of 6 one-bedroom apartments. All the units will be deemed affordable, pursuant to Massachusetts Chapter 40B. There is an existing garage space on the south side of the unit will be removed.

S. Goodwin asked about the disparity between the square footage on the first and second floor. K. Burchard stated it was from a roof structure that exists. S. Goodwin then stated that he does not want this to turn into an Air BnB. Calvin Moore stated it would not.

M. Gibbons is glad that the project is moving forward and has no issues with the application.

J. Ellis asked if there were any abutters on the line. C. Antonellis advised there were none. J. Ellis then had a question about the number of parking spaces.

J. Gugino stated that she was familiar with the project through the Community Preservation Commission and supports it.

Motion: A motion was made by M. Gibbons and seconded by J. Gugino to approve the Special Permit pursuant to Section 5.2. (Appendix A) 1.5 and Section 7.3 to allow for the conversion from a non-residential use to a multi-family residential use. **Motion passed 4-0.**

Motion: A motion was then made by S. Goodwin and seconded by J. Gugino to close the public hearing at 7:15 PM. **Motion passed 4-0.**

Approval of Meeting Minutes:

Motion: A motion was made by J. Gugino and seconded by M. Gibbons to approve the minutes of February 19, 2020. **Motion passed 4-0.**

Adjournment:

Motion: A motion was made by M. Gibbons and seconded by J. Ellis to adjourn at 6:17 PM. **Motion approved 4-0.**

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

Date Minutes Approved by ZBA: July 15, 2020 Via Remote Participation

Signature of Clerk Indicating Approval: *Samuel Abundis* Electronic Signature of Chairman inserted by Direction