

2014 OCT 23 AM 10: 36

Town of Ayer **Zoning Board of Appeals** Training Room – Ayer Fire Department **1** West Main Street Ayer, MA 01432



#### Monday November 3, 2014 **Open Session Meeting Agenda**

7:00pm Call to Order 7:00pm Public Hearing 1. Request for Modification of Comprehensive Permit - "The Willows" Request by developer MCO & Associates to: Relocate three unit building, #56-58, in order to avoid area of poor soil. 1. 2. Relocate unit #87 in order to avoid area of poor soil. 3.

Adjust location of unit #88 to correct alignment with street.

**Adjournment** 

Town of Ayer Zoning Board of Appeals Public Hearing Notice The Ayer ZBA will conduct a public hearing at 7:00 PM on Monday November 3, 2014 in the Training Room of the Ayer Fire Department located at 1 West Main Street, regarding a request for modification by Willow Road Development, LLC to the "The Willows", located off Willow Road. The applicant is seeking to modify/alter the location of 5 units, specifically units: 56, 57, 58, 87 and 88.

October 20, 27, 2014



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10-8-14 30 Obrys write letter confirming

TOWN OF AYER SELECTMEN'S OFFICE

September 17, 2014

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

RE: Request for Non Substantial Change - The Willows

Dear Board Members:

We are completing the final phase of the project and have hit additional areas with poor material. We had done extensive soil evaluations in the area and they appeared to be satisfactory. Unfortunately, once excavating the full extent of the foundation hole (particularly on a three unit building), larger areas of the poor material became evident.

There are total of five units we are seeking to modify. I have attached Exhibit A showing the most recent plan approved by ZBA (Oct 2013) with the five units highlighted in <u>Green</u>. I have attached Exhibit B showing the location of the units after the requested modifications which are highlighted in <u>Orange</u>. Specifically:

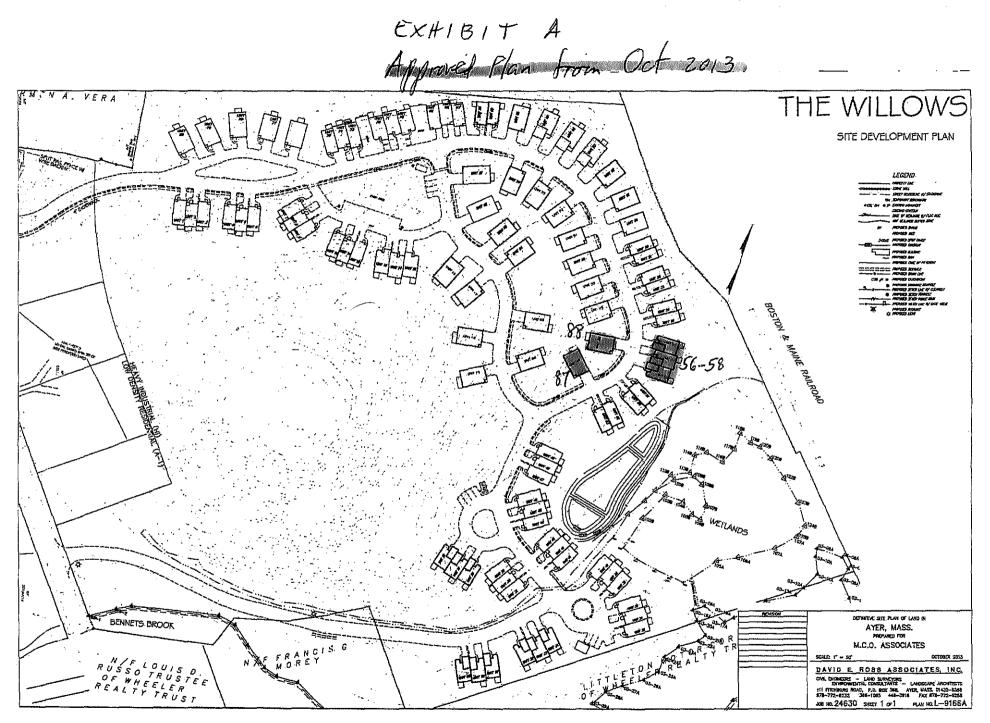
<u>Units 56-58</u>. We are seeking to move this building out of the troublesome zone entirely. The building fits in an area in which had previously been cleared on the lower portion of the property. This are sits just outside the 100 foot buffer zone, but within the 200 foot Riverfront Zone. Being within the jurisdiction of the Conservation Commission, we filed a copy of the plan and held meetings with the Commission. The Commission has agreed to the proposed changes, subject to ZBA Approval. They requested we add some plantings, signage and a line of boulders to better delineate the 100 foot zone. These items are shown on the attached Exhibit C. The Commission will be sending the ZBA a copy of their approval of the requested modifications.

<u>Units 87, 88.</u> These are more modest changes. Unit 87 is being moved across the street to avoid the unsuitable material. Unit 88 is being adjusted to have it line up with the street better after the relocation of unit 87.

As in previous requests, we have maintained the same unit mix. Thank you for your consideration of this non substantial change at The Willows. I look forward to meeting as needed to address any questions or concerns you may have.

Sincerely,

*Mark C. O'Hagan* Mark C. O'Hagan, Member Willow Road Development, LLC.



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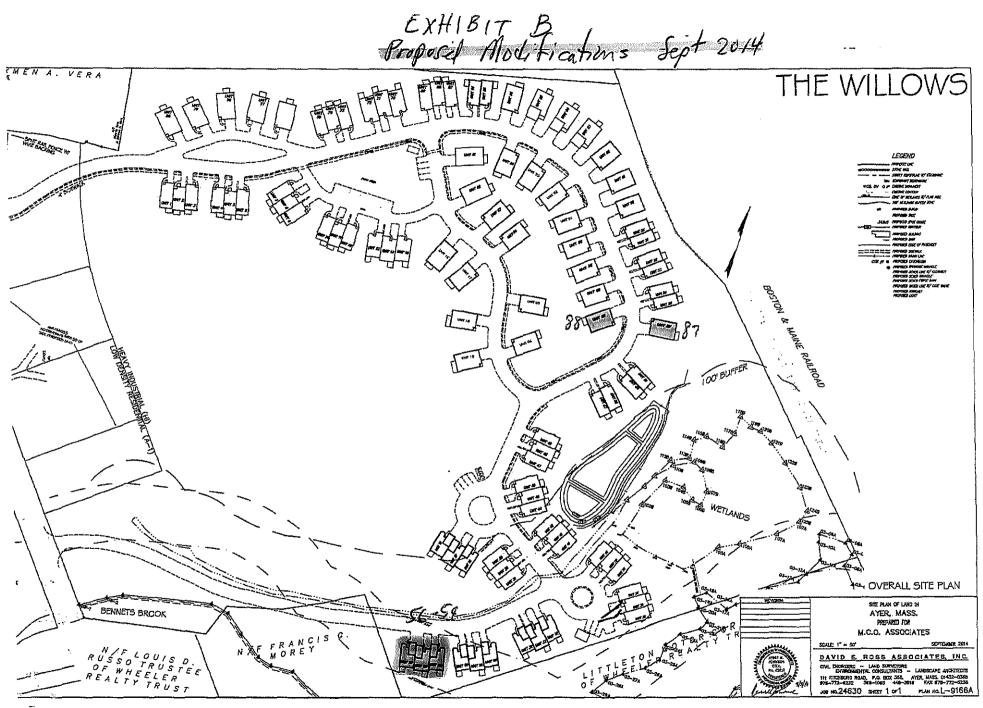
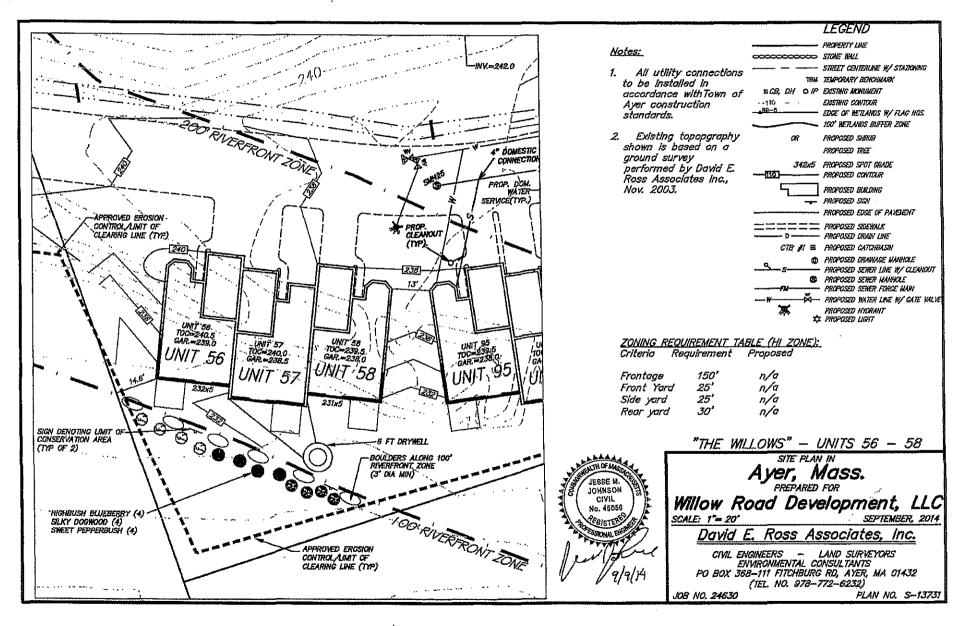


EXHIBIT C





### Town of Ayer Zoning Board of Appeals Transmittal Form - Department Head Review

/	BOS	Review Deadline Dat	e 10-29-14
	BOH DPW	Public Hearing Date	11-3-14
·······	Police Dept. Fire Dept.		20 
	Building Inspector Con Com Tax Collector		other: request for . modification
Varia	nceSpe	cial Permit	40B projec
Title <u>Reqv</u>	est fer Modification	Dated 9/26/14	
Submitted by	The ULIMUS-	Willow Road	Development
Address	6 ayer Rd # 5 Harvard	Telephone 978 4	56 8388
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~	bmitted for your review, comments, a 's Office by the Review Deadline Date		
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Comments:	Received 10/24/	2014	
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Signed Werth. Mind Title I am Administrate

#### **Carly Antonellis**

From: Sent: To: Cc: Subject: Ayer Board of Health <br/>boh@ayer.ma.us><br/>Wednesday, October 29, 2014 2:18 PM<br/>Carly Antonellis<br/>'Bridgette Braley'<br/>FW: Attached is the "request for modification" submitted to the ZBA

Board of Health

Hi Carly, No issues with the Willows.

Jane Morriss Administrative Assistant Ayer Board of Health <u>imorriss@ayer.ma.us</u> 978-772-8213

-----Original Message-----From: Bridgette Braley [mailto:bbraley@nashoba.org] Sent: Wednesday, October 29, 2014 10:32 AM To: Ayer Board of Health Subject: RE: Attached is the "request for modification" submitted to the ZBA

Forget previous message....they are all set. :-)

Bridgette Braley R.S. District Health Inspector Nashoba Associated Boards of Health 978-772-3335 ex 303

-----Original Message-----From: Ayer Board of Health [<u>mailto:boh@ayer.ma.us</u>] Sent: Wednesday, October 29, 2014 9:44 AM To: Bridgette Braley Subject: Attached is the "request for modification" submitted to the ZBA

Hi Bridgette,

Attached is the "request for modification" submitted to the ZBA by the Willows Road Development people asking for our review, comments and recommendations.

Pam looked at it and didn't think we had much to say about it . . . BUT since you're in the office catching up on paperwork -- It's due today.

Thanks Bridgette!

Jane Morriss Administrative Assistant Ayer Board of Health



$\overline{\checkmark}$	BOS BOH DPW	Review Deadline Da Public Hearing Date	$\frac{10-39-14}{11-3-14}$
	Police Dept. Fire Dept. Building Inspector		
	Con Com Tax Collector		other: request for . Modification 40B project
Varia	ince	Special Permit	Finding/Appeal
Title <u>RCGV</u>	est fer Modifical	MD Dated 9/26/14	
		s - WIION Road	Development
Address	6 ayer Rd #5 Harvard	Telephone97-84	156 8388
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Appr	oved	Modifications Needed	Disapprove
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### Town of Ayer Zoning Board of Appeals Transmittal Form - Department Head Review

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	Fire Dept.			
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Varia	nceSpecial Permi	E. 8-	Find	ling/Appeal
Title <u>Regve</u>	est fer Modification Dated		<u>^</u>	
Submitted by _	The UIMAUS - UIH	in Road L	Evelop	ment
Address	Gayer Rd #5 Harvard Teleph	one. 978 43	56 83	88
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This plan is sub	omitted for your review, comments, and recom	mendations. Please retu	rn to the Tow	7n

Administrator's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Approved

\_Modifications Needed

Disapprove

Comments:

Signed <u>Lieutonat</u>: Pelice Dept Date <u>10/24/14</u>



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	Fire Dept.			
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Signed	Pul	Title	Fire Chi	ef
Date 10/3	11/14			



	BOS BOH DPW Police Dept. Fire Dept. Building Inspector Con Com Tax Collector	Review Deadline Dat	other: request for. Modification 40B project
Varia	anceSpeci	al Permit	Finding/Appeal
1	est fer Modification		
Submitted by	The Willows -	WII AN Road	Development
	6 ayer Rd # 5 Harvard		56 8388
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BOS   BOH   DPW   Police Dept.   Fire Dept.   Building Inspector   Con Com   Tax Collector	Review Deadline Date <u>10-29-14</u> Public Hearing Date <u>11-3-14</u> Other: request for Modification
VarianceSpecial Perm	it Finding/Appeal
Title Request fer Modification Dated	9126/14
Submitted by The Willows - Will 206 ayer Rd # 5 Address Harvard Teleph	a) 5 115 0380
This plan is submitted for your review, comments, and recon Administrator's Office by the Review Deadline Date so that	
ApprovedModification	s Needed Disapprove
Conservation Public Hearing for Orders of Conditions schedul	ed for Nov. 20th@ 715pm.
Signed J. Julio Title	
Date_ 10/29/2014	



### Town of Ayer Zoning Board of Appeals Transmittal Form - Department Head Review

	BOS	Review Deadline Date $10 - 29 - 14$
	ВОН	Public Hearing Date $1/-3-14$
	DPW	Public Hearing Date
	Police Dept.	
	Fire Dept.	
	Building Inspector	
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$\sim$	Tax Collector	other: request for. modification
Varia	nceSpecial Permi	it <u>40B</u> project Finding/Appeal
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Title <u>Req</u> V4	est fer Modification Dated	9/24/14
Submitted by _		in Road Development
206	ayer Rd #5 Harvard Teleph	A) C 11- 0200
Address	Teleph	one 978 456 8388
ī		
This plan is sub	mitted for your review, comments, and recom	mendations. Please return to the Town

Administrator's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Approved

Modifications Needed

Disapprove

Comments:

Signed Supar & Copeland Title Town Clerk Sux Collector Date\_October 28 2014