

**Zoning Board of Appeals**  
Wednesday, March 13, 2013  
Town Hall, Main St, Ayer, Ma.

**MINUTES (Videotaped)**

**Present:** Dale Taylor (Chair), Jim Lucchesi, Steve Wentzell, & Ron Defilippo (& John Cadigan 7:30)  
S. Sullivan-Zoning Admin.

**7:00 PM Meeting called to order**

Chairman moved General Business on agenda as Board is waiting for a member

General Business:

Discussion:

- Mark Saydah regarding the possible expansion of 41 East Main Street adding additional apartments and another building on the lot. Board stated he'd need a variance for parking and with a second building on the lot and additional units, the board stated a Site Plan would be needed as well.

Minutes:

- Steve Wentzell Motioned to approve the minutes from February 13, 2013 as written.  
Jim Lucchesi 2<sup>nd</sup> Vote 3-0 (R. Defilippo abstained) All in Favor

(John Cadigan arrived)

Cont. Public Hearing: John Byrne

24 Washington St./Variance

Steve Mullaney (S.J. Mullaney Eng.) and John & Irene Byrne

Conversion of two family to 4 family.

Board reviewed ideas for parking and cars per the by-law need to be 10' from the building. Snow removal shouldn't be an issue as there is a grassy area to be utilized for snow piles in winter. Mr. Byrne explained that while Parking is tight, the structure is very large for a two family (1900 square feet each) and could easily be converted to four. He wants to avoid utilizing the two for Section 8 but would like to avoid that and rent to better tenants. The house is an eyesore right now and they would like to improve the property to help the neighborhood.

John Cadigan Motioned to Close the Public Hearing for 24 Washington St.

Steve M. would like to know if the parking situation is the only concern as there is municipal parking within 500 ft. They could rent spaces from C. Moore's lot if needed.

John has concerns regarding hardship verses creating the hardship. Ron stated the desire here is to improve this property in the spirit of zoning.

Motion has been made to close the Public Hearing.

Steve Wentzell 2<sup>nd</sup> 5-0 All in Favor

The Variance request is for a Dimensional Variance with possible conditions regarding parking.

Steve Wentzell Motioned to grant the Variance for 24 Washington Street from an existing 2 family to a 4 family with 8 parking spaces (ref plans 163-A-2&3) Per Article 2 Section 6.032C

Jim Lucchesi 2<sup>nd</sup>

John Cadigan added amendment ...relief from section 7.1D1

Steve Wentzell added amendment .....relief from parking 10 ft. from building and 8 ft. from property line art. 6.6.5C adding parking as a condition.

Vote 3-1 (R. Defilippo abstained) (J. Cadigan No) Motion denied

Steve Wentzell Motioned to adjourn

Jim Lucchesi 2<sup>nd</sup> Vote 5-0 All in Favor

Adjourn