

Zoning Board of Appeals
Wednesday, June 12, 2013
Town Hall, Main St, Ayer, Ma.

MINUTES (not Videotaped)

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

7:00 PM Meeting called to order

Public Hearing: D. Elston
56 Oakhurst Dr/Variance

K. Conover (Ross Assoc.) 10' from existing septic per Board of Health regulations.

New trailer does not trigger a title 5 as same number of bedrooms.

Steve Wentzell motioned to approve the amended plan # S-1323-A with a Variance and Finding per 4.33 D 4 for 2.8' side yard and 17' back and front yard.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

Public Hearing: Tefield Group/Shaker Hills
146 Shaker Rd/Sign Variance

Steve Ballard (W& B Associates) and owner Fred Curtis

Would like to utilize their property/easement along 2A in order to have a business sign. Board was concerned with site lines and Bennetts Brook residents being able to pull out of the development safely. Site Walk was commissioned. Board decided this was the best time and will meet the proponent at the location in 10 minutes.

Bills and Minutes:

Steve Wentzell motioned to accept the minutes from May 8th, 2013 as amended.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

Jim Lucchesi motioned to approve payment of W.B. Mason for ½ of office supplies \$ 127.66.

Steve Wentzell 2nd VOTE 5-0 All in Favor

Site Walk ensued. Board took a recess.8:15

Board reconvened. 8:35

The proponent agrees not to use the easement for anything other than the sign proposed. The sign will not exceed 15.4 Sq Ft (as presented)

The board agrees that the visibility is fine and should not be a problem, but will be revisited if site lines become an issue.

Steve Wentzell motioned to approve the Variance 8.4.1 for the Shaker Hill's business sign (3 ½ x 5 with 7' height) in a residential zone with a setback 1 ½' front and 2 ½' side.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

Steve Wentzell motioned to adjourn.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

Adjourn