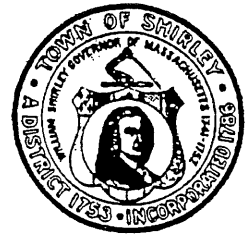


Town of Shirley

Zoning Board of Appeals



7 Keady Way, Shirley, MA 01464

TEL: (978) 425-2600, ext 255
Email: zbaclerk@shirley-ma.gov

MINUTES
ZONING BOARD OF APPEALS
MAY 4, 2015
(Town Offices – 2nd Floor, Land Use Conference Room)

MEMBERS PRESENT: Chip Guercio (Chair), Lora Prescott (Vice Chair), Kevin Kelly, Laurel Hayes and Josh Bedarian

OTHERS PRESENT: Vicki Bilafer (Land Use Clerk), Frank Esielionis and Jacqueline Esielionis

Mr. Guercio called the meeting to order at 7:00pm.

PUBLIC HEARING: 8 Ayer Road
Owner & Applicant: Frank Esielionis

Mr. Guercio opened the hearing at 7:00pm and read the legal notice that was published in the Shirley Volunteer on 4/14/15 and 4/21/15. Documents in the folder include an original copy of the application with deed, floor plan, certified copy of abutters list (27 abutters), proof of mailing and comments from other town boards as follows:

- Tax Collector - Property is on a payment plan. Recommend approval.
- Conservation Commission – No comment.
- Board of Health – On town sewer. No Board of Health issues.
- Zoning Officer – Has not issues with this.
- Sewer Commission – Does not have any concerns with this request.
- Planning Board – No comment.

Presentation:

- The petition was presented by Frank Esielionis and Jacqueline Esielionis.
- Mr. Esielionis said there are 2 buildings on the lot – currently one is residential and the other is a 3 room, 1 bath office space.
- The office space has been on the market for rent as commercial space for quite without any interest. He would like to convert to space to residential for economic reasons.
- Ms. Esielionis mentioned that each building on this property has its own sewer betterment and water meter.

Questions from the board:

Ms. Prescott asked how long they have been without a renter. Ms. Esielionis said it was last rented to a craftsperson who left about 8-10 years ago and has been empty since. During that time they have had interest from people looking for residential space.

Abutters:

As there were no comments from the public, the hearing was closed at 7:10pm

Voting:

Mr. Kelly made the motion to GRANT the special permit under Sections 3.5.1.b of the Shirley Protective Zoning Bylaws. Seconded by Ms. Prescott. Board voted to (5-0) to GRANT the variance.

MINUTES: Approved minutes from the April 6, 2015 meeting.

INVOICES: The board approved and signed invoices for:
Quill for office supplies, totaling \$56.22

PUBLIC HEARING: 12 Ayer Road
Owner & Applicant: Frank Esielionis

Mr. Guercio opened the hearing at 7:15pm and read the legal notice that was published in the Shirley Volunteer on 4/14/15 and 4/21/15. Documents in the folder include an original copy of the application with deed, floor plan, certified copy of abutters list (23 abutters), proof of mailing and comments from other town boards as follows:

- Tax Collector - Property is on a payment plan. Recommend approval.
- Conservation Commission – No comment.
- Board of Health – On town sewer. No Board of Health issues.
- Zoning Officer – Has not issues with this.
- Sewer Commission – Does not have any problems or concerns with this request.
- Planning Board – No comment.

Presentation:

- The petition was presented by Frank Esielionis.
- Mr. Esielionis said that currently the top 2 floors of the building are residential and the bottom floor is office space.
- His wife used the office space for her real estate business up until 3 years ago. The office space has been on the market for rent since then. During this time he has had one commercial renter for a 6 month period.

Questions from the Board:

Mr. Guercio asked if the residential portion was rented out or vacant as well. Ms. Esielionis said that the 2 upstairs apartments are rented out and has been consistently.

Abutters:

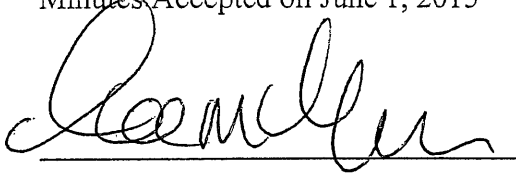
As there were no comments from the public, the hearing was closed at 7:20pm

Voting:

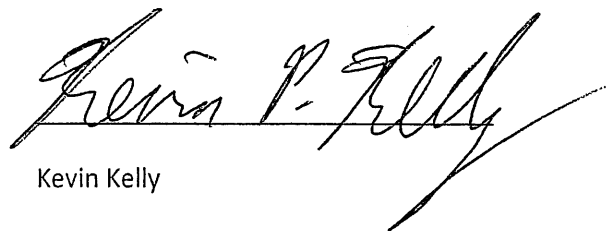
Mr. Kelly made a motion to GRANT the Special Permit under Section 3.5.1.b of the Shirley Protective Bylaws. Seconded by Ms. Hayes. The board voted unanimously (5-0) to GRANT the Special Permit.

ADJOURNMENT: Meeting adjourned at 7:25 pm.

Minutes Accepted on June 1, 2015



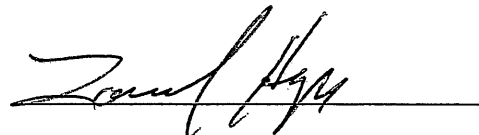
Leonardo Guercio



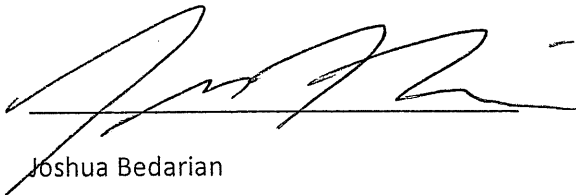
Kevin Kelly



Lora Prescott

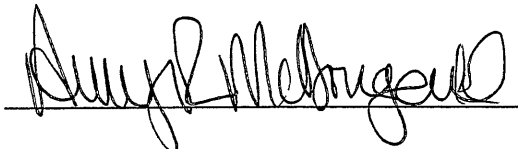


Laurel Hayes

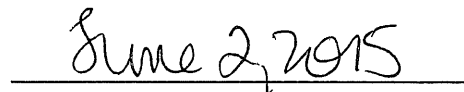


Joshua Bedarian

Filed and received in the office of the Town Clerk:



Amy McDougall, Town Clerk



Date