



PLANNING BOARD

Town of Ayer

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Minutes of the September 7, 2017 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

Members Present: James Fay, Chair, Geof Tillotson and Sue Kennedy. Mark Fermanian, Clerk, arrived at 6:22 PM

Chairman Jim Fay called the meeting to order at 6:15 PM.

General Business

Approve the Agenda for the meeting. Jim Fay requested that the Agenda for September 7, 2017 be approved.

At 6:18 PM Ms. Sue Kennedy moved to accept the agenda, Geof Tillotson 2nd. Unanimous vote to accept. (3-0)

Announcements: Chair Jim Fay welcomed to the Planning Board the new Administrative Coordinator, Heather Hampson and the new Planner, Mark Archambault.

Minutes from July 13, 2017

At 6:20 PM Mr. Geof Tillotson made a motion to approve the minutes as written. Ms. Sue Kennedy 2nd. Unanimous vote to approve. (3-0)

Review, ANR Plan for Land on Willow Road and Littleton Road.

Present: Peter Knox, Attorney for owner F P Willows

Mr. Peter Knox stated that he is representing the owners of the property, F.P. Willows Trust and they are seeking an ANR for 2 lots on Willow Road.

Mr. Knox showed the Board a highlighted plan showing the existing lots and the new lots that will be created with the ANR approval. Mr. Knox stated that the existing parcel is over 14 acres and the ANR will create two lots behind the existing tire facility.

Chair Fay asked where the frontage for each lot would be.

Mr. Knox stated that Lot 1 would have frontage on Littleton Road and Lot 2 would have frontage on Willow Road.

At 6:29 PM Ms. Sue Kennedy made a motion to approve the ANR Plan as presented. Mr. Mark Fermanian second. Unanimous vote to approve. (4-0)

Discussion, Zoning Bylaws

Present: Judi Barrett, Barrett Planning Group

Ms. Judi Barrett stated that there is a public hearing scheduled for the Zoning Bylaw changes next month. Ms. Barrett stated that she still needs to address what the Board would need for the public hearing as well as for the presentation at Town Meeting.

Chair Fay stated that he would prefer to have Ms. Barrett present the Bylaw changes at Town Meeting.

Ms. Barrett suggested that a Board Member do the presentation but will be present to answer questions for the Board if they wish.

Mr. Tillotson stated that he would leave the discussion for the presentation at Town Meeting to Mr. Fay and Ms. Barrett.

Chair Fay stated that he would like Mr. Barrett present for at least one of the public hearings as well as town meeting to answer any possible questions.

Ms. Barrett stated that she could have handouts available for residents along with a power point presentation for the public hearing and Town Meeting.

Ms. Barrett left the meeting.

Administrative Announcements

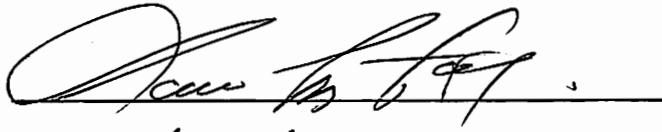
Chair Fay reviewed three Zoning Board of Appeals applications and commented no comment on behalf of the Board.

Meeting Adjournment

7:10 PM Mr. Mark Fermanian motioned to adjourn, Geof Tillotson 2nd. The Board voted unanimously to adjourn. (4-0)

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Chair (James M. Fay)

A handwritten signature in cursive script, appearing to read "James M. Fay", written over a horizontal line.

10/5/17