



Town of Ayer  
**Planning Board**

Ayer Town Hall – 1 Main Street – Ayer, MA 01432 – 978-772-8220 x144

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**Minutes of September 26, 2023 - Ayer Planning Board Meeting**

Location: First Floor Meeting Room, Ayer Town Hall, 1 Main Street and via Zoom

Meeting was recorded and then broadcasted on APAC

**Members Present:** Jonathan Kranz, Chairman; (remotely) Ken Diskin, Vice Chairman; Geof Tillotson, Clerk; Julie Murray

**Also Present:** Danny Ruiz, Town Planner

**Absent:** Mr. Nathan King

**Chairman Kranz called the meeting of the Planning Board to order at 6:15 PM.**

Chairman Kranz read allowed a notice stating that the meeting is being held in person as well as with the option for remote participation.

**General Business**

**Approve the Agenda**

At 6:16 PM Mr. Geof Tillotson made a motion to approve the agenda as presented. Ms. Julie Murray seconded. Discussion:

Chairman Kranz requested to add to the agenda the appointment for a Board member to the Senior Center Location Committee. Unanimous vote to approve by roll call vote: Mr. Geof Tillotson, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Kranz, aye.

**Appointment of a Board member to the Senior Center Location Committee**

At 6:17 PM Chairman Kranz made a motion to appointment Mr. Ken Diskin to the Committee. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve by roll call vote: Mr. Geof Tillotson, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Kranz, aye.

**Public Meeting: Street Acceptance Recommendation – Curley Circle**

Town Planner, Mr. Danny Ruiz stated that the developer has requested that Curley Circle be placed on the warrant for Fall Town Meeting for street acceptance. Mr. Ruiz met on site with the developer and Town Engineer, Matt Hernon, to go over the Department of Public Works punch list of items to be completed on site.

At 6:26 PM Mr. Geof Tillotson made a motion to accept the street layout for Curley Circle, from Curley Circle to its end, as Town Ways, subject to satisfactory review of the items to be completed punch list by the Ayer Superintendent of Public Works. Mr. Ken Diskin seconded. No discussion. Mr. Geof Tillotson, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Kranz, aye.

**Continued Public Hearing – Site Plan Review, Stormwater Management Permit and Special Permit for Aquifer Protection District, 201-205 West Main Street – DMG Investments**

*Present: There was no presentative present*

**At 6:30 PM Mr. Geof Tillotson made a motion to continue the public hearing for Site Plan Review, Stormwater Management Permit and Special Permit for Aquifer Protection District for 201-205 West Main Street, DMG Investments to the next Planning Board meeting on October 10, 2023. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve by roll call vote: Mr. Geof Tillotson, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Kranz, aye.**

**Discussion, Project Updates**

Mr. Ruiz informed the Board that on the October 10<sup>th</sup> meeting the Board will open the definitive subdivision for Stratton Hill and the Site Plan review for 27-29 Harvard Road.

Mr. Ruiz mentioned to the Board that a Site Plan Review application will be coming into the office for 42 Park Street and will be placed on the October 24<sup>th</sup> meeting.

The Board had a brief discussion on the documents for Stratton Hill to ensure that the documents are online for any abutter and public to review.

**Approval of Meeting Minutes from April 11, 2023**

**At 6:36 PM Mr. Geof Tillotson made a motion to approve the minutes from the April 11, 2023, meeting as presented. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve by roll call vote: Mr. Geof Tillotson, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Kranz, aye.**

**Adjourn**

**At 6:38 PM Mr. Geof Tillotson made a motion to adjourn.**

Minutes recorded and submitted by Heather Hampson, Conservation Agent

Planning Board Approval 10/10/23  
Date

Planning Board Chairman (Jonathan Kranz)  
