



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

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Approved 2/1/2018

Minutes of the January 18, 2018 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

Members Present: James Fay, Chair, Geof Tillotson, Sue Kennedy, and Ken Diskin

Also Present: Mark Archambault, Town Planner

Absent: Mark Fermanian, Clerk

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

General Business

Moment of remembrance

Chairman Fay asked for a moment of silence for Peter Johnston who passed away and was a founding member of the Planning Board.

Approve the Agenda for the meeting. Chairmen Fay stated that at the end of the meeting he would like to add a discussion under administrative items to look at changing the meeting day.

At 6:18 PM, Mr. Ken Diskin made a motion to approve the amendment to the agenda. Mr. Geof Tillotson seconded. No discussion. Unanimous vote to accept. (4-0)

Minutes from December 7, 2017

At 6:19 PM Mr. Geof Tillotson made a motion to approve the minutes as written, Ms. Sue Kennedy seconded the motion. No discussion. (3-0-1, Geof Tillotson abstained)

ANR Review, 21 Wright Road

Present: Paul and Louise Bresnahan, owners and John Boardman, Places Associates

Mr. John Boardman, engineer from Places Associates went over the details of the ANR Plan. Mr. Boardman stated that Lot 1B will be cut out of the existing Lot 1 (21 Wright Road) and given to Lot 4 in order to create adequate frontage along Sedgeway Street. Mr. Boardman stated but Lots meet or exceed lot size requirements and frontage.

At 6:22 PM Ms. Sue Kennedy made a motion to accept the ANR plan for 21 Wright Road as presented. Mr. Geof Tillotson seconded. No discussion. Unanimous vote to accept. (4-0)

ANR Review, Rosewood Ave Ext. Calvin Moore

Present: Calvin Moore, Owner and Kyle Bouchard, GPR, Inc. representing the owner

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Mr. Kyle Bouchard representative for the owner stated that the proposed ANR plan will create a two lots. Lot 3-50 will be split into two new lots. Lot 2 will be 14.3 acres and will be used for conservation purposes. Lot 1 will be 16.6 acres and under common ownership with the remaining lot 3-50. Mr. Bouchard stated that the lots meet all Zoning requirements.

Mr. Bouchard gave a brief background of the creation of Rosewood Ext. to the Board. Mr. Bouchard stated that Lot 2 is currently mostly underwater and would be better served as conservation land.

Mr. Calvin Moore stated that he would like to donate Lot 2 to someone for the use of conservation.

At 6:33 PM Mr. Geof Tillotson made a motion to accept the ANR Plan for Rosewood Ave Extension as presented. Mr. Ken Diskin seconded

Discussion:

Ms. Kennedy had some question regarding the lot lines and the parcels that are under common ownership.

Mr. Bouchard stated that the two lots will be under common ownership, and if they were to be sold must be sold together due to access.

Unanimous vote to accept. (4-0)

Mr. Ken Diskin recused himself from the ANR Review for Off Washington Street.

ANR Review, Off Washington Street

Present: Calvin Moore, Owner and Kyle Bouchard and Calvin Goldsmith, GPR, Inc. representing the owner

Mr. Kyle Bouchard stated that the ANR is to create the 2 residential lots with frontage on Washington Street from the existing lot created for the Ayer Solar II project.

At 6:45 PM Ms. Sue Kennedy made a motion to accept the ANR Plan for the land off of Washington Street as presented. Mr. Geof Tillotson seconded.

Discussion:

Abutter to the ANR lots, Kevin Hogan, stated his concerns over the access for the proposed lots and the frontage. Mr. Hogan stated that the frontage for the lots on Washington Street is all wetlands and the proposed access for the lots via a driveway is not constructed at this time. Mr. Hogan also asked how many lots can be on a shared driveway as the Ayer Solar II project will also be located on the shared driveway.

Mr. Calvin Goldsmith stated per the current Zoning Bylaws no more than 2 residential lots are allowed on a shared driveway and the proposed is for 2 residential lots and a commercial/industrial lot.

Unanimous vote to accept. (3-0)

Mr. Diskin returned to the meeting.

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ANR Review, Rail Trail Parking Lot

Present: Robert Pontbriand, Town Administrator

Mr. Robert Pontbriand stated that the ANR Plan is for the parking facility off of Groton Road that is used for the rail trail and the commuter parking. As part of the commuter parking garage site plan an ANR Plan needs to be filed to correct lot lines and to transfer the land from Department of Conservation and Recreation to the Town of Ayer.

At 7:11 PM Mr. Geof Tillotson made a motion to accept the ANR plan as submitted. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (4-0)

Continued Site Plan Review, Depot Square Park and Commuter Parking Garage

Present: Alyssa Peck and Larry Keegan from Weston and Sampson; George Kahale from MRPC/MART; Robert Pontbriand, Town Administrator and Mark Wetzel, DPW Superintendent

Mr. Robert Pontbriand stated that revised plans for the project have been drafted to address all the comments and concerns from the last meeting.

Mr. Pontbriand turned the meeting over to Alyssa Peck who had a brief power point presentation that went over all the changes to the plans.

Ms. Alyssa Peck went over the power point which described the changes to the plans which include a change to the stairs inside the parking deck, the removal of the Hawkeye crossing and replaced with a flashing light raised pedestrian crossing and changes to the fence in Depot Square Park.

The Board held a discussion regarding the changes to the plans.

Chairman Fay asked Mr. Mark Wetzel if he had any outstanding concerns with the proposed plans.

Mr. Mark Wetzel stated that all outstanding comments regarding the project can be worked out in the development phase.

At 7:36 PM Mr. Geof Tillotson made a motion to approve the Site Plan for Depot Square Park and Commuter Rail Garage as submitted with the condition that all Mr. Mark Wetzel comments from his memo dated January 17, 2018 will be addressed. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (4-0)

Site Plan Review, 217 West Main Street - Proposed Self Storage Facility - Calco, LLC

Present: Calvin Moore, Owner; Kyle Bouchard and Calvin Goldsmith from GPR, Inc. representing the owner

Mr. Kyle Bouchard stated that the proposed plan for the property at 217 West Main Street is for a self-storage facility. Mr. Bouchard stated that the Zoning Board of Appeals issued a special permit for the use and the project is currently before the Conservation Commission. Mr. Bouchard stated that he has also contacted the Board of Health since the project is near the aquifer protection district.

Mr. Kyle Bouchard representative for the owner stated that the proposed ANR plan will create a two lots. Lot 3-50 will be split into two new lots. Lot 2 will be 14.3 acres and will be used for conservation purposes. Lot 1 will be 16.6 acres and under common ownership with the remaining lot 3-50. Mr. Bouchard stated that the lots meet all Zoning requirements.

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Mr. Calvin Moore stated that he would like to donate Lot 2 to someone for the use of conservation.

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Unanimous vote to accept. (3-0)

Mr. Diskin returned to the meeting.

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Chairman Fay stated that he would like to wait to vote on changing the meeting day till all members are present.

Meeting Adjournment

8:53 PM Ms. Sue Kennedy motioned to adjourn the Planning Board meeting. Mr. Ken Diskin seconded. No discussion. The Board voted unanimously to adjourn. (4-0)

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval

2/1/18
Date

Planning Board Chair (James M. Fay)

