



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

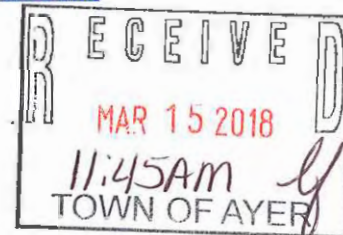
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Approved 1/18/2018

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

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC



Members Present: James Fay, Chair, Mark Fermanian, Clerk, Sue Kennedy, and Ken Diskin

Also Present: Mark Archambault, Town Planner

Absent: Geof Tillotson

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

General Business

Welcome New Member

Chairman Fay wanted to welcome the newest member to the Planning Board, Ken Diskin, who was appointed by a joint meeting of the Planning Board and Board of Selectmen.

Approve the Agenda for the meeting. Chairmen Fay stated that he would like to add to the agenda a vote to have the Board approve and sign the Covenant for Ayer Solar II.

At 6:17 PM, Mr. Mark Fermanian made a motion to approve the amendment to the agenda. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to accept. (4-0)

Minutes from November 2, 2017.

At 6:18 PM Mr. Mark Fermanian made a motion to approve the minutes as written, Ms. Sue Kennedy seconded the motion. No discussion. Unanimous vote to accept. (4-0)

Mr. Ken Diskin recused himself from the discussion and vote regarding the Ayer Solar II covenant.

Vote and sign, Covenant for Ayer Solar II

Present: Adam Costa, Mead, Talerman and Costa; Representative for owner and applicant

Chairman Fay stated that the Board has an approved version of the covenant from Town Council.

Mr. Adam Costa stated that he asked to attend the meeting to answer any questions that may come up in regards to the covenant and request a few minor edits. Mr. Costa stated that in reviewing the covenant that was drafted by the Town's Council he found a few areas of inconsistencies that should be addressed.

Chairman Fay stated he would like to have the Town's Council review any changes to the covenant.

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Mr. Costa stated that due to the upcoming holidays and the Board meeting only once a month he does not want to see the signing of the covenant delayed and asked if there was anything the Board could do to expedite the signing while addressing his notes on the language.

Chairman Fay stated that he does not like to vote to approve an item that still needs review.

Mr. Costa stated that he understands the Boards concerns but stated that in his review of the document his notes are only to keep the paragraphs consistent.

At 6:29 PM Mr. Mark Fermanian made a motion to approve the covenant as presented by Town Council. Ms. Sue Kennedy seconded.

Discussion – Chairman Fay stated that the project will be monitored closing by the Board, and the covenant that is being presented to the Board for approval has been drafted by the Town Council and does not see an issue moving forward with the covenant as presented. Chairman Fay also stated that he would be open to amend the covenant if needed in the future.

Mr. Costa agreed with the Chairman's comments. Unanimous vote to accept. (3-0)

Mr. Ken Diskin returned to the meeting.

ANR Review, Rosewood Ave Ext. Calvin Moore

There was no one present

Chairman Fay stated that since there was no one present to present the ANR plan the Board will continue the ANR Review to the next meeting on January 4th.

ANR Review, Wright Road, 3 Lots

Present: Mark Wheeler, David E. Ross Associates, representing the owner.

Mr. Mark Wheeler stated that the proposed ANR plan is for 2 new lots to be taken out of an existing lot making 3 new lots. Mr. Wheeler stated that the 3 lots meet the zoning requirements for square footage and frontage, one of the lots has frontage on a Sandy Way which is a private road.

Mr. Mark Archambault stated that he looked in to the frontage on a private way and stated that there is no issue.

At 6:41 PM Mr. Mark Fermanian made a motion to approve the ANR for 3 lots on Wright Road as presented. Mr. Ken Diskin seconded. No discussion. Unanimous vote to accept. (4-0).

Site Plan Review, Depot Square Park and Commuter Parking Garage

Present: Alyssa Peck, Larry Keegan and Brandon Kunkel from Weston and Sampson and Robert Pontbriand, Town Administrator

Mr. Robert Pontbriand welcomed everyone to the meeting and stated that the proposed site plan is for a town sponsored project to include a commuter parking garage and park.

Mr. Pontbriand turned the meeting over to the representatives from Weston and Sampson, the engineer firm for the project.

Ms. Alyssa Peck, Weston and Sampson, stated that the plans for the proposed commuter parking garage and Depot Square Park were submitted on December 1st along with a traffic study and stormwater calculations. Ms. Peck stated that the overall design for the 4.2 million dollar project came from a number of public input meetings that were held. Ms. Peck also stated that the project as received a variance from Zoning Board of Appeals.

Chairman Fay stated that he would like to conduct a site visit for the project.

Ms. Alyssa Peck and Mr. Larry Keegan gave a presentation on the plans for the commuter parking garage, pedestrian crossing and the new Depot Square Park.

Ms. Peck went over the details for the parking garage stating that it will be a two level garage with 160 proposed spaces, which is an increase from the existing 84 spaces. Ms. Peck also stated that the stormwater management for the garage will be tied into the existing system that will be upgraded.

Ms. Peck stated that the pedestrian crossing for garage to cross Main Street to get to the train station will have improved ADA complaint sidewalks and ramps along with hawk signals, crosswalk signals to stop traffic for pedestrian crossing.

Both Mr. Mark Fermanian and Ms. Sue Kennedy expressed concern with the amount of traffic along Park Street and Main Street and the delays a pedestrian signal crosswalk could add.

Mr. Pontbriand stated that the town is aware of the traffic backups on Park Street along with Main Street and stated that traffic lights are on the town's long range plan but are not included in this project.

Mr. Larry Keegan stated that hawk signals are in several other locations in the state with little to no traffic issues.

At 8:18 PM Mr. Mark Fermanian made a motion to continue the Site Plan Review for the Commuter Parking and Depot Square Park till the next Planning Board meeting on January 4th 2018. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (4-0)

Discussion, Filming in Ayer

Present: Alan Manoian, Director of Community and Economic Development

Mr. Alan Manoian went over the application process for filming done in the Town of Ayer, and stated that the application for permitting filming is now available online.

Mr. Manoian stated that more needs to be done by the Town to attract more filming to be done within the town.

Chairman Fey stated that he would work with Mr. Manoian on this.

Meeting Adjournment

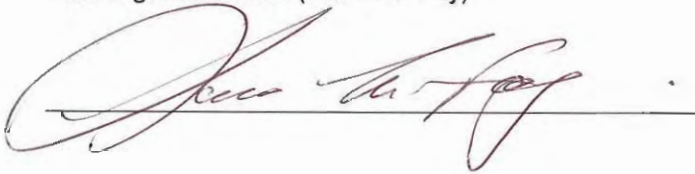
8:45 PM Mr. Mark Fermanian motioned to adjourn the Planning Board meeting. Ms. Sue Kennedy seconded. No discussion. The Board voted unanimously to adjourn. (4-0)

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Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 1/18/17
Date

Planning Board Chair (James M. Fay)

A handwritten signature in dark ink, appearing to read "James M. Fay", is written over a horizontal line.