



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

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Approved 4/5/2018

Minutes of February 15, 2018 - Ayer Planning Board Meeting

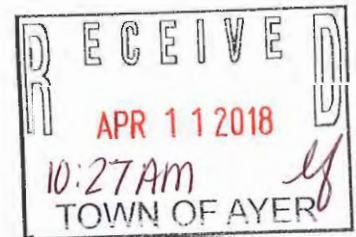
Location: First Floor Meeting Room, Ayer Town Hall

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

Approve the Agenda

At 6:15 PM, Mr. Geof Tillotson made a motion to approve the agenda. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (4-0)

Signature, Covenant for Ayer Solar II, LLC

Chairman Fay stated that the covenant for Ayer Solar II, LLC is complete and ready for signature by the Planning Board and a motion is needed to accept and sign.

At 6:16 PM Mr. Geof Tillotson made a motion to approve and sign the covenant. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (3-0-1, Mr. Ken Diskin abstained)

Continued Public Hearing Proposed Revisions to Ayer Zoning Bylaw (opened October 5, 2017)

Chairman Fay stated that a motion is needed to close the hearing for the Proposed Zoning Bylaw as there is a new hearing for revisions to the proposed bylaw.

At 6:17 PM Ms. Sue Kennedy made a motion to close the public hearing for the Proposed Revisions to the Ayer Zoning Bylaw that was opened in October 2017. Mr. Geof Tillotson seconded. No discussion, Unanimous vote to approve. (4-0)

Public Hearing, New Proposed Revisions to Ayer Zoning Bylaw and Public Hearing, Proposed Solar Bylaw

At 6:19 PM Mr. Geof Tillotson read aloud the hearing notices for both the Proposed Bylaw and the Proposed Solar Bylaw that was published in the Nashoba Voice on Friday January 26th and February 2nd.

Chairman Fay turned the meeting over to the Town Planner, Mark Archambault who has a presentation that goes over both the proposed Solar and Zoning Bylaw.

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Mr. Archambault stated that he would start with his presentation for the Solar Bylaw as it is shorter. Mr. Archambault went through his power point presentation that will be used at Town Meeting that goes through the details of the proposed Solar Bylaw that includes both roof mounted and ground mounted solar and allowed zoning districts for both.

The Board held a brief discussion on the proposed bylaw and the presentation.

Mr. Archambault went over his presentation that will be presented at Town Meeting for the entire Revised Proposed Zoning Bylaw. Part of the presentation reviews the changes in the new Bylaw to the old and reviews the new Mixed-Use Transitional District.

There was a brief discussion regarding the Mixed-Use Transitional District that will be located along Central Ave.

Mr. Archambault stated that he has had 2 public forms for the new proposed zoning and will hold a third before the town meeting on March 19th.

There was a brief discussion regarding accessory apartments and the permitting of them in the Proposed Zoning Bylaw.

Mr. Archambault then brought the "changes sheet" handout to the Board's attention. This sheet highlighted all the changes made to the proposed Zoning Bylaw between the October 5, 2017 public hearing and February 15, 2018 public hearing.

Chairman Fay stated that he would like to have Mr. Charlie Shultz, Zoning Enforcement Officer, attend the next meeting on March 1st to go over his reasoning for not including accessory apartments in the new Proposed Zoning Bylaw.

At 7:28 PM Mr. Geof Tillotson read aloud a motion to move Article 1, Proposed Revisions to Zoning Bylaw sponsored by the Planning Board to the Board of Selectman to add to the warrant for the Special Town meeting on March 19th. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (4-0)

At 7:29 Mr. Geof Tillotson read aloud a motion to move Article2, Proposed Solar Bylaw sponsored by the Planning Board to the Board of Selectman to add to the warrant for the Special Town meeting on March 19th. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (4-0)

At 7:32 PM Mr. Geof Tillotson made a motion to continue the public hearings for the Proposed Zoning Bylaw and the Proposed Solar Bylaw to the next Planning Board meeting on March 1st 2018 at 6:15 PM. Mr. Ken Diskin. No discussion. Unanimous vote to approve. (4-0)

Meeting Adjournment

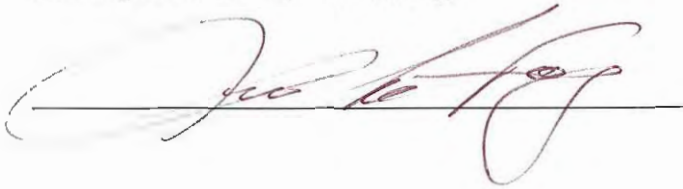
7:35 PM Mr. Geof Tillotson motioned to adjourn the Planning Board meeting. Mr. Ken Diskin seconded. No discussion. The Board voted unanimously to adjourn. (4-0)

Approved 4/5/2018

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 4/5/18
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.

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