



PLANNING BOARD

Town of Ayer

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Approved 4/5/2018

Minutes of March 1, 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 and Geof Tillotson

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

General Business

Approve the Agenda

At 6:15 PM, Mr. Ken Diskin made a motion to approve the agenda. Ms. Sue Kennedy seconded.

Chairman Fay stated that he would like to add one item the agenda, a new vote to change the meeting day to the second and fourth Tuesday of the month after Town Elections.

Unanimous vote to approve. (3-0)

Minutes from February 1, 2018

At 6:16 PM Ms. Sue Kennedy made a motion to approve the minutes from February 1, 2018 as written. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (3-0)

Site Plan Review 54 Park Street, Ayer Police Station Telecommunication Tower

Present: Chief Murray, Ayer Police; John Facella, Panther Pine Consulting, LLC; and Joe Guidebeck, Timber Line Communications

Police Chief Murray stated that the 3 applications are for improvements to the existing police telecommunication system. The existing system has some black out areas that and the proposed new towers will fix the problems.

Chief Murray stated that there are no waivers requested for the proposed projects and stated that there are full size plans for the proposed projects that are being submitted at the meeting.

At 6:19 Ms. Sue Kennedy made a motion to accept the plans for the site plan approval for the three site plans proposed for new telecommunication towers. Mr. Ken Diskin seconded. No discussion. Vote in favor was unanimous.

Chief Murray introduced to the Board Mr. John Facella from Panther Pine Consulting to go over the details of the project.

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Mr. John Facella went through the details of the project at the Ayer Police station. Mr. Facella stated that the proposed project is for the placement of a 70 foot tall telecommunications pole located in the back corner of the property near the station.

Chief Murray stated that Pan Am railroad has been notified of the project and has no concern as well as all abutters to the project.

At 6:30 PM Ms. Sue Kennedy made a motion to approve the site plan for the telecommunication tower to be located at the police station at 54 Park Street as presented, with standard conditions. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (3-0)

Site Plan Review Highland Ave, Page Hilltop Water Tank site, Telecommunication Tower

Present: Chief Murray, Ayer Police; John Facella, Panther Pine Consulting, LLC; and Joe Guidebeck, Timber Line Communications

Mr. John Facella went over the details of the project that will include a 120 foot guide tower with guide lines on an existing concrete pad at the water tank near the Page Hilltop School. In addition to the guide tower there is an existing telecommunication shed and backup generators and w a fence will be constructed around the guide lines, tower and shed. Mr. Facella stated that the fences will be 8 feet in height with barbed wire on the top to keep people out of the area.

At 6:49 PM Mr. Ken Diskin made a motion to approve the site plans for the telecommunications tower and associated items as stated and shown on the plans, as presented with standard conditions. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (3-0)

Site Plan Review off Woodland Way New Proposed Water Tank site, Telecommunication tower

Present: Chief Murray, Ayer Police; John Facella, Panther Pine Consulting, LLC; and Joe Guidebeck, Timber Line Communications

Mr. John Facella stated that the proposed tower for this location at the new water tank at the Pingry Hill subdivision is similar to the proposed tower at the police station. Mr. Facella stated that this location will also include a solar array with a battery box to power the site.

The Board had a few questions regarding the current conditions of the site.

At 6:51 PM Ms. Sue Kennedy made a motion to approve the site plans for the telecommunications tower and associated solar array and battery box to be located at the proposed water tank on Pingry Hill near Woodland Way as presented, with standard conditions. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (3-0)

Continued Public Hearing, New Proposed Zoning Bylaw

Mr. Mark Archambault, Town Planner, stated that there are a few typos in the proposed regulations in the use table that should be amended before the hearing is closed.

At 6:56 PM Mr. Ken Diskin made a motion to ratify the changes in the bylaws to correct all mistakes, in the use table. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (3-0)

Mr. Ken Diskin stated that he has a question to why accessory apartments are not listed in the Bylaw.

Mr. Archambault stated that at a Land Use Meeting it was discussed and decided to leave accessory apartments out of the new bylaw for now and possibly add them at the fall town meeting.

At 7:15 PM Mr. Ken Diskin made a motion to close the public hearing for the New Proposed Zoning Bylaw. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (3-0-0)

Continued Public Hearing for Proposed Solar Bylaw

Present: Cal Goldsmith, GPR, Inc.

Mr. Cal Goldsmith had a few questions and comments regarding the proposed solar bylaw.

Mr. Goldsmith went through his questions and concerns with the proposed solar bylaw with the Board.

The Board held a brief discussion with Mr. Goldsmith regarding his concerns with some sections of the Bylaw and requests for minor changes to Section 6.4.3, 13.1 and 13.2.

At 7:50 PM Mr. Ken Diskin made a motion to approve the discussed changes to the proposed bylaw. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (3-0-0)

At 7:51 PM Ms. Sue Kennedy made a motion to close the public hearing for the Proposed Solar Bylaws. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (3-0-0)

Town Planner Update

Mr. Mark Archambault stated that the last Public form for the new Zoning Bylaw will be held on March 7th at 6:00 in the Great Hall.

Chairman Announcements

Chairman Fay asked the Board to take a formal vote to move the Planning Board meetings to the second and fourth Tuesday of each month starting in May, after town elections.

At 7:53 PM Mr. Ken Diskin made a motion to move the Planning Board meetings to the second and fourth Tuesday of each month starting on May 8th. Ms. Sue Kennedy seconded. No discussion. Unanimous vote to approve. (3-0-0)

Meeting Adjournment

7:55 PM Mr. Ken Diskin motioned to adjourn the Planning Board meeting. MS. Sue Kennedy seconded. No discussion. The Board voted unanimously to adjourn. (3-0)

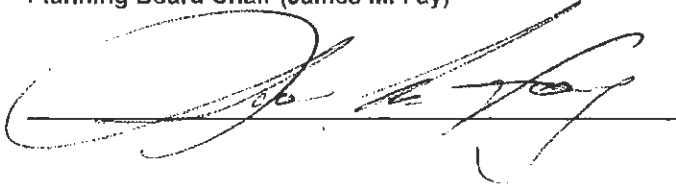
Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

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Planning Board Approval 4/5/18
Date

Planning Board Chair (James M. Fay)

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

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