



## PLANNING BOARD

### Town of Ayer

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Approved 4/5/2018

#### Minutes of March 15, 2018 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

**Members Present:** James Fay, Chair, Mark Fermanian and Ken Diskin

**Also Present:** Mark Archambault, Town Planner

**Absent:** Geoff Tillotson and Sue Kennedy

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TOWN OF AYER  
TOWN CLERK

2:35pm lf

Chairman Jim Fay called the meeting to order at 6:26 PM. Meeting was delayed due to lack of quorum.

#### General Business

##### Approve the Agenda

At 6:27 PM Mr. Mark Fermanian made a motion to approve the agenda. Mr. Ken Diskin seconded.

##### Discussion:

Chairman Fay stated that there are no minutes to be voted on at this time, and the ANR that is listed on the agenda will have to wait till later in the meeting as there is not a quorum of members present to discuss the matter.

**Unanimous vote to approve the agenda. (3-0-0)**

#### Discussion, Town Meeting

*Present: Robert Pontbriand, Town Administrator*

Mr. Mark Archambault, Town Planner, mentioned that the Special Town meeting for the New Zoning Bylaw and Solar Bylaw will be held Monday March 19<sup>th</sup>.

Mr. Archambault stated that it was brought to his attention that there is a conflict within the definitions in regards to common driveway and frontage. Mr. Archambault stated that he has prepared an amendment to the bylaw as a floor amendment to be presented at town meeting.

Mr. Robert Pontbriand stated that the conflict within the definition of lot frontage appears to be in conflict with access to driveways.

Mr. Archambault went over the details of the conflict in the definitions which includes wording regarding access from a shared driveway having to be on owners property.

Mr. Mark Fermanian stated that he felt that the access should be allowed from a shared driveway even if it's not on the owner's property.

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Mr. Ken Diskin stated that he is not comfortable making changes to the bylaw that was drafted by the Board's consultant, Judy Barrett without consulting her first.

**At 6:45 PM Mr. Mark Fermanian made a motion to have the Planning Board move forward with the floor amendment as presented regarding the definition of frontage and shared driveways after hearing from consultant Judy Barrett. Mr. Ken Diskin seconded. No discussion. Vote: 2-1, Mr. Ken Diskin voted not in favor.**

**Town Planner Update**

Mr. Archambault stated that he had no update for the Planning Board at this time.

**Review, ANR Plan Lot 10 Riley Jane Farm Subdivision, Ayer Solar II LLC**

*Present: Calvin Moore, Owner, Kyle Burchard and Cal Goldsmith, Engineers from GPR Inc. and Attn. Adam Costa, Mead, Talerman and Costa.*

Chairman Fay stated that the Planning Board does not have a quorum of voting members on the matter for the ANR Plan for Lot 10 Riley Jane Farm, as Mr. Ken Diskin is an abutter. Chairman Fay asked Mr. Moore if he would be willing to continue the ANR to the next meeting to allow for a quorum. Mr. Costa stated that they will not grant a continuance and with the lack of action the ANR plan will automatically approve due to lack of action within the 21 day requirement.

**Meeting Adjournment**

**6:54 PM Mr. Mark Fermanian motioned to adjourn the Planning Board meeting. Mr. Ken Diskin seconded. No discussion. The Board voted unanimously to adjourn. (3-0)**

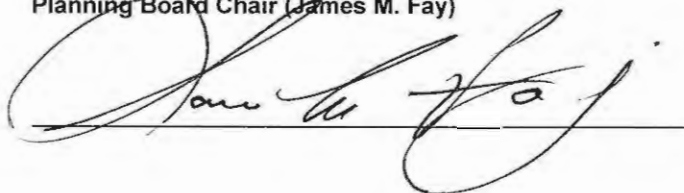
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Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval

4/5/18  
Date

Planning Board Chair (James M. Fay)

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