

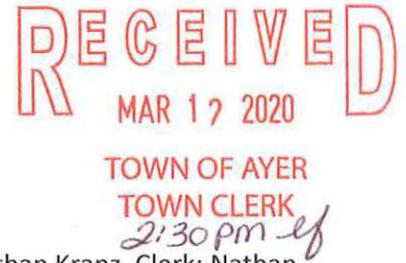
PLANNING BOARD

Town of Ayer

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Approved 3/10/2020



Minutes of February 25, 2020 - Ayer Planning Board Meeting

Location: Great Hall Second Floor, Ayer Town Hall

Meeting was recorded by APAC

Members Present: Geof Tillotson, Chairman; Ken Diskin, Vice Chairman; Jonathan Kranz, Clerk; Nathan King, and Julie M. Murray

Also Present: Mark Archambault, Town Planner

Chairman Tillotson called the meeting to order at 6:00 PM.

General Business

Approve the Agenda

At 6:00 PM Mr. Jonathan Kranz made a motion to approve the agenda as written. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0).

Discussion, Mass Development Update Vicksburg Square

Present: Ed Starzac and Jessica Strunkin, Mass Development

Ms. Jessica Strunkin gave the Board a brief background of the Vicksburg square area and past attempts at Super Town Meetings to redevelop the site. Ms. Strunkin stated that that goal for this Super Town Meeting in the fall would be to rezone the area and not have a specific plan for the site and are just looking to rezone the area to open it up for more development options.

Mr. Ed Starzac went over the details of Super Town Meeting for members of the Board and audience unfamiliar with the concept.

Mr. Starzac gave a brief description of the Vicksburg Square area that is located on 20 acres and consists of four large buildings totaling 400,000 sq. ft.

Ms. Strunkin stated that there is a web page set up for citizens to review the proposed zoning, ask questions and get updates on informational meetings. There will also be public meetings in each town prior to the Super Town Meeting.

Mr. Nathan King stated that there is a huge need for affordable housing and suggested to Mr. Starzac and Ms. Strunkin that affordable housing be a big part of the presentation at the Super Town Meetings.

Ms. Strunkin stated that affordable housing is one of the main questions that is asked regarding the project.

Parcel Release - Nashua Street, Calvin Moore

Mr. Mark Archambault stated that the Board released the last of the lots for the Nashua Street Extension project back in November. The remaining Parcels A, B, and C were left out of the release.

At 6:16 PM Mr. Jonathan Kranz made a motion to release the remaining parcels as requested. Ms. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)

Site Plan Review, 14 Washington Street, Cowfield Station, LLC

Present, Bruce Ringwall, Engineer GPR and Calvin Moore, Owner

Mr. Bruce Ringwall gave a brief description of the site and overall size of the building and lot. The existing shed that is not part of the original building will be removed as part of this project. The existing site has 90% impervious area and with the removal of the shed the property will have 75% impervious area. There are currently 10 parking spaces, the fire station will be converted to 6 one bedroom apartments 4 on the first floor, and 2 on the second. The current zoning requires 1.5 parking spaces for a one-bedroom unit, the property can fit 7 spaces. A Special Permit application has been submitted to allow for 2 of the parking spaces to be located in an adjacent lot owned by the applicant. As part of the Special Permit Application the request has been made to allow for parking in the front of the building which requires an eight-foot setback. The existing garage doors will be stationary and there will be an entrance on either side of the building.

There are several waivers proposed as part of the project as well included, Section 4.E.2, traffic impact statement. Mr. Ringwall stated that the proposed residential use of the property will have less impact on traffic than a fire station. A waiver to Section 4.B.3, Visual Impact Exhibits; there are no changes to the exterior existing historic building proposed besides the removal of the addition. Lastly, a waiver to Section 4.C.13, Stormwater Management Report; there is no increase to the stormwater impact on the site.

Mr. Diskin stated that he had some concerns with the parking on the site including the need for visitor parking as well as the request to allow parking in the front of the building without the 8-foot setback.

Mr. Calvin Moore stated that with the setbacks parking on site is tight. The project is going for a grant with the assistance of the town so there is a short timeline to get approval for the project.

Mr. Diskin stated that he would like to hear from the DPW regarding parking in the front of the station.

Mr. Diskin stated that he would like to see on the plans a location for the dumpster which should be screened, as well as site lighting and granite curbing on site.

Mr. Ringwall stated granite curbing is listed on the plans.

Mr. Jonathan Kranz stated that he also has concerns with the parking but is in favor of the project overall.

Mr. Mark Archambault stated that the Board needs to decide if they will act on the waivers this evening or wait till the next meeting. Mr. Archambault stated that the Special Permit will be heard on March 24th.

At 6:47 PM Mr. Nathan King made a motion to accept the plans as presented. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 6:49PM Mr. Jonathan Kranz made a motion to approve the waiver to Section 4.3.B as requested. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 6:50 PM Mr. Jonathan Kranz made a motion to approve the waiver to Section 4.E.2 as requested. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 6:51 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 14 Washington Street to the Planning Board meeting on March 24, 2020. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

Public Hearing Special Permit 41 East Main Street

Mr. Jonathan Kranz read aloud a letter sent from the applicant Rick Curtain from South Street Realty LLC applicant, requesting that the Special Permit application be withdrawn without prejudice.

At 6:52 PM Mr. Jonathan Kranz made a motion to accept the request to withdraw the application for 41 East Main Street without prejudice. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

Continued Public Hearing, Proposed Definitive Subdivision Off Shaker Road, 23 Lots, Daniel and Joel Aho (Revised to 22 Lots)

Present: John Boardman, Engineer Places Associates and Daniel Aho, Owner

Mark Archambault stated that the notice of decision for the proposed subdivision is ready for the Board to review and vote on this evening.

Chairman Tillotson asked if all other Town Departments and Town Council have submitted final comments.

Mr. Archambault stated that the all Departments have submitted comments and they have been addressed. Town Council's comments have been added to the decision.

Mr. Archambault stated that there are two waivers requested as part of this project that the Board needs to act on. The waivers are to Section A.2.A and Section A.4.A

The Board went over the draft decision and commented on General Condition number 5 under section B as well as Special Conditions D which have Town Council's comments.

Mr. Diskin stated that the waterline in Shaker Road still needs to have approval from both the Town of Ayer DPW and Town of Harvard as well as a Town Meeting Vote.

Mr. Fred Curtis, owner of Shaker Hills Country Club, asked the Board if his concerns regarding truck traffic were addressed.

Chairman Tillotson asked Mr. Curtis if he received a letter from the Board requesting additional information regarding the easement on the property.

Mr. Curtis stated that he did and has brought along his attorney who has been researching the easement.

Mr. Curtis' attorney stated that she has been researching the easement and has found a number of items regarding the easement as well as discrepancies and continues to research the easement.

Chairman Tillotson stated that the Board has done research as well and has found that items have been allowed on the easement in practice but not allowed on paper.

Mr. Curtis asked the Board if they have or will address his concerns about the truck traffic through the development.

Chairman Tillotson stated that the truck traffic was included in the traffic study conducted for the project.

At 7:28 PM Mr. Ken Diskin made a motion to grant the waiver as requested to Section A.2.A. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 7:30 PM Mr. Jonathan Kranz made a motion to grant to the waiver as requested to Section A.4.a. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (5-0-0)

The Board went over the conditions for approval of the Subdivision. The Board made some minor changes to the conditions as they were presented.

At 7:38 PM Mr. Jonathan Kranz made a motion to approve the 22-lot subdivision off Shaker Road with the conditions as presented, and changes as discussed, as shown on the plans dated February 6, 2020. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 7:39 PM Ms. Julie Murray made a motion to close the public hearing for the Definitive Subdivision Off Shaker Road. Mr. Jonathan Kranz seconded. No discussion. Unanimous vote to approve.

Town Planner Update

Mr. Mark Archambault stated that the Ayer Solar II will be coming back for a modification to the Site Plan and will likely be on the March 24th meeting agenda.

The Subdivision Regulations are complete, and the public hearing will open at the next meeting on March 10th.

Old Business

Chairman Tillotson asked for hard copies of the new Zoning Bylaw with all the changes that have been approved by the Attorney General office for all the members as soon as possible.

M. Archambault stated that he has been re-reading the code to familiarize himself with it and the Board will have to do a Site Plan Approval for development.

Minutes from February 11, 2020

Chairman Tillotson tabled the minutes to the next meeting.

Meeting Adjournment

At 8:09 PM Mr. Jonathan Kranz made a motion to adjourn the meeting. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (5-0-0)

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 3/10/2020
Date

Planning Board Chairman (Geof Tillotson)

