

## PLANNING BOARD

### Town of Ayer

1 Main Street, Ayer, MA 01432

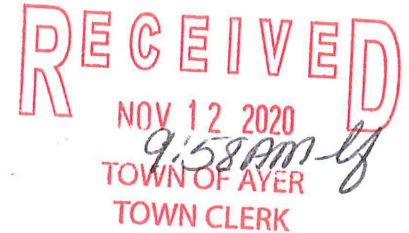
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Approved 9/22/2020

#### Minutes of August 25, 2020 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded and broadcast by APAC



**Members Present:** Geof Tillotson, Chairman; Ken Diskin, Vice Chairman; Jonathan Kranz, Clerk; Julie M. Murray and Nathan King (all participating remotely)

**Mr.**

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

**Chairman Tillotson called the meeting to order at 6:15 PM.**

#### General Business

##### **Approve the Agenda**

**At 6:15 PM Mr. Jonathan Kranz made a motion to approve the agenda. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)**

#### Amended Stormwater Management Permit Lot 6 Shaker Road

*Present: Neil Gorman, Engineer David E. Ross Associates*

Mr. Neil Gorman gave a brief history of the ANR lots on Shaker Road and the original Stormwater Management permit. The original permit was for lots 1-5, lot 6 was left off due to wetlands on the property and needing Conservation Commission approval. The Conservation Commission has issued an approval for lot 6 and the Department of Public Works has reviewed the plan and submitted comments. Revisions to the plans were made due to the DPW comments, the plans include a rain garden on site and additional plantings within the 25-foot buffer zone along with necessary stormwater controls.

Mr. Gorman stated that the applicant, Aho Development, is seeking to amend the existing Stormwater Management Permit to add lot 6.

Mr. Jonathan Kranz asked if there was a list of the planting for the site.

Mr. Gorman stated that a plantings list is located on the plans submitted.

Mr. Ken Diskin had a question on the crushed stone that will be placed on the site for the Stormwater Management.

Mr. Gorman stated that all the stormwater infrastructure will be subsurface.

Mr. Nathan King had a few questions regarding the Zoning of the property and the amount of open space.

Mr. Mark Archambault stated that the property is in General Business Zoning District and the property does meet the 60% open space requirement.

Chairman Tillotson had a few questions regarding drainage and setbacks.

Mr. Dan Van Schalkwyk, engineer for Department of Public Works, stated that he reviewed the Stormwater Plans for lot 6 and had no questions or concerns.

Chairman Tillotson read aloud the recommendations and findings from the Town Planner for approval as listed in the Town Planner report.

**At 6:36 PM Chairman Tillotson made a motion to approve the revised plan for the Stormwater Management Plan for Lot 6 Shaker Road as an amendment to the Stormwater Management Permit previously approved on September 10, 2019 with the general conditions as listed in the original approval from September 10, 2019. Mr. Jonathan Kranz seconded. No discussion. Unanimous vote to approve. (5-0-0)**

**At 6:38 PM Mr. Ken Diskin made a motion to approve the amended Stormwater Management permit with conditions as stated in the Town Planners report. Mr. Jonathan Kranz seconded. No discussion. Unanimous vote to approve. (5-0-0)**

**Continued Public Hearing Special Permit 14 Washington Street**

*There was no presentative present*

Mr. Mark Archambault read aloud an email sent by Mr. Kyle Burchard requesting a continuation for both the Site Plan and Special Permit for 14 Washington Street and the Amended Site Plan for Ayer Solar II.

**At 6:42PM Mr. Jonathan Kranz made a motion to continue the public hearing for the Special Permit for 14 Washington Street to the next Planning Board meeting as requested by the GPR, Inc. Mr. Nathan King seconded. No discussion. Vote to approve 4-1, Mr. Ken Diskin seconded.**

**Continued Site Plan Review 14 Washington Street**

*There was no presentative present*

**At 6:21 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 14 Washington Street to the next Planning Board meeting as requested by the GPR, Inc. Mr. Nathan King seconded. Vote to approve, 4-1, Mr. Ken Diskin abstained.**

**Amended Site Plan, Ayer Solar II**

*There was no presentative present*

**At 6:45 PM Mr. Jonathan Kranz made a motion to continue the Amended Site Plan Review for Ayer Solar II to the next Planning Board meeting as requested by the GPR, Inc. Mr. Nathan King seconded. No discussion. Vote to approve, 4-1, Mr. Ken Diskin abstained.**

**Public Hearing, Stormwater Regulations**

*Present (remotely): Dan Van Schalkwyk, Town Engineer Department of Public Works*

Mr. Dan Van Schalkwyk stated that he sent out the updated draft of the Stormwater Regulations with the changes discussed at the last meeting.

Chairman Tillotson requested that the Board approve the Regulations prior to reviewing and approving the Stormwater Permit application.

**At 6:58 PM Mr. Jonathan Kranz made a motion to approve the Stormwater Regulations with the amendments as discussed during the August 11<sup>th</sup> and August 25<sup>th</sup> meeting. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)**

The Board reviewed the Stormwater Permit Application and fees.

Mr. Van Schalkwyk went over the Stormwater Application, required documents for the application and the fees for the permit applications.

The Board had some questions regarding the fees for the DPW review and other fees.

Mr. Van Schalkwyk answered the Boards questions and stated that he reviewed the proposed fee structure against what other towns have.

Mr. Diskin had some questions on the square foot fee structure, he would like to see the fee based on total amount of work required not the square footage of the work on the plan.

Mr. Van Schalkwyk stated it is easier to measure square footage then an amount of work.

Mr. Diskin suggested adding a basic fee of \$200 for review of major projects. The \$200 would be added to price square footage fee.

Mr. Van Schalkwyk agreed that it was a good idea to add the extra \$200 into the fee structure.

Mr. Diskin and Chairman Tillotson both asked for a minor change to the Engineer Information.

The Board had no further comments on the application or fees.

**At 7:19 PM Mr. Jonathan Kranz made a motion to accept the Stormwater Permit Application and discussed and edited at the meeting on August 25, 2020. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)**

**At 7:20 PM Mr. Jonathan Kranz made a motion to close the public hearing for the Stormwater Regulations. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)**

#### **Town Planner Update**

Mr. Archambault went over the upcoming meeting schedule for the Board including a request to possibly cancel the September 8<sup>th</sup> meeting and for training on bonding at the September 22<sup>nd</sup> meeting.

#### **Old Business**

**Discussion 66 Westford Road**

Mr. Archambault stated that Mr. Mark Wetzel, Superintendent for the Department of Public Works, expressed some concern to him about the building at 66 Westford Road not being what was approved by the Board. Mr. Archambault stated that he would like to send the owner of the property Mr. Joe Cataldo a letter expressing the concerns of the Board regarding the building and the approved site plan.

The Board agreed to have Mr. Archambault send Mr. Cataldo a letter.

#### **Global Montello**

Chairman Tillotson stated that the owners of contacted him to notify the Board that they will begin the traffic count that was conditioned after the one year anniversary of their opening.

#### **Minutes from July 28, 2020**

**At 7:40 PM Mr. Jonathan Kranz made a motion to approve the minutes from July 28, 2020 as presented. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)**

#### **Minutes from August 11, 2020**

**At 7:40 PM Mr. Jonathan Kranz made a motion to approve the minutes from August 11, 2020 as presented. Mr. Ken Diskin seconded. No discussion Unanimous vote to approve. (5-0-0)**

#### **Meeting Adjournment**

**At 7:42 PM Mr. Jonathan Kranz made a motion to adjourn.  
The Planning Board meeting adjourned at 7:42 PM**

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Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 9/22/2020  
Date

Planning Board Chairman (Geof Tillotson)

