



PLANNING BOARD

Town of Ayer

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Approved 12/8/2020

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Minutes of November 24, 2020 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall via Zoom

Meeting was recorded and broadcast by APAC

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

Also Present: Mark Archambault, Town Planner

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

At 6:15PM Chairman Tillotson read aloud the COVID-19 Emergency Order from Governor Baker allowing for remote participation meetings.

General Business

Approve the Agenda

At 6:16PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Mr. Nathan King, aye; Julie Murray, aye; and Chairman Tillotson, aye.

Continued Public Hearing Special Permit 14 Washington Street

Chairman Tillotson asked for a motion to continue since there is no new information for the project on Washington Street.

At 6:17 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 on December 8, 2020. Ms. Julie Murray seconded. No discussion. Vote to approve: Mr. Ken Diskin, aye; Julie Murray, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; and Chairman Tillotson, aye.

Continued Site Plan Review 14 Washington Street

At 6:18 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 14 Washington Street to the next Planning Board meeting on December 8, 2020. Ms. Julie Murray seconded. No discussion. Vote to approve: Mr. Ken Diskin, aye; Julie Murray, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; and Chairman Tillotson, aye.

At 6:19 PM Mr. Ken Diskin recused himself from the meeting

Amended Site Plan, Ayer Solar II

Present: Adam Costa from Mead, Talerman & Costa, LLC and Kyle Burchard and Cal Goldsmith, representatives from GPR, Inc.

Mr. Mark Archambault stated that the Board is ready to vote on the amended site plan for Ayer Solar II. He reminded the Board that all the conditions from the original approved site plan in 2017 are still subject to the amended site plan including, the agreed bonding for the project. The Conservation Commission has completed an extensive review of the project and has issued an Order of Conditions. Mr. Archambault mentioned that in his staff report there are findings for the Board that will become part of the approval along with a few minor changes to the previously approved special conditions.

Chairman Tillotson asked Mr. Costa and Mr. Burchard if they had seen the staff report with the findings and special conditions.

Mr. Costa stated he had seen them and had a question on the findings and if they would be part of the decision.

Mr. Archambault stated that the findings will be added to the decision.

Mr. Buchard stated that he had seen the staff report and had no issue with the findings or the conditions.

Chairman Tillotson asked to ensure the plan sheets listed in the special conditions are correct.

The special conditions were amended to read "plan set" and removed mention of any specific plan sheet.

There was a brief discussion regarding the findings and special conditions which were added from the original decision.

Mr. Archambault mentioned that if the Board agrees on the findings and special conditions as discussed then a motion should be made to approve.

At 6:41 PM Mr. Jonathan Kranz made a motion to approve the amended site plan for Ayer Solar II-B as presented with the findings and special conditions as presented by the Town Planner in his report and as discussed. Mr. Nathan King seconded. Vote to approve: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; and Chairman Tillotson, aye.

At 6:47 Mr. Ken Diskin returned to the meeting

Town Planner Update

Mr. Archambault mentioned to the Board that a Preliminary Subdivision application and plan has been submitted to the Board for their next meeting on December 8th. The proposed project is located on a 22-acre parcel on Washington Street across from the high school.

Old Business

All Town/Global Montello Traffic Study

Mr. Mark Archambault informed the Board that he had sent the letter requested by the Board to the engineering firm stating that the Board received the traffic study.

New Business

Mass Works Grant

Mr. Ken Diskin wanted to congratulate and thank Mr. Alan Manoian for all his hard work and Mark Wetzel and Dan Van Schalkwyk in getting a \$3.1 million complete streets grant for West Main Street. Mr. Diskin added that he would like to see the plans for the project once they are completed.

Minutes from October 27, 2020

At 7:16 PM Mr. Jonathan Kranz made a motion to approve the minutes of the October 27, 2020 meeting as presented. Ms. Julie Murray seconded. No discussion. Vote to approve: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; and Chairman Tillotson, aye, Mr. Ken Diskin, abstained.

Meeting Adjournment

At 7:20 PM Mr. Jonathan Kranz made a motion to adjourn. Ms. Julie Murray seconded. Vote to approve Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye; and Chairman Tillotson, aye.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 12/8/2020
Date

Planning Board Chairman (Geof Tillotson)

