



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

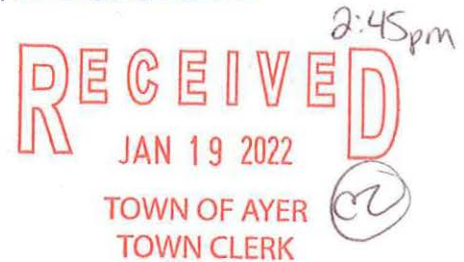
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Approved 1/11/2022

Minutes of November 23, 2021 - Ayer Planning Board Meeting

Location: via Zoom

Meeting was recorded and then broadcasted on APAC



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

Also Present: Mark Archambault, Town Planner

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

At 6:15 PM Chairman Tillotson read aloud the notice allowing for remote participation meetings as stated on the posted agenda.

General Business

Approve the Agenda

At 6:17 PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

Covenant and Bond Releases – None

Public Hearing Stormwater Management Permit, 99 Fitchburg Road.

Continued Site Plan Review, 99 Fitchburg Road

Present: Mr. Chris Tymula from Greenman-Pedersen Inc.

At 6:19 Mr. Jonathan Kranz read aloud the public hearing notice for the Stormwater Management Permit for 99 Fitchburg Road as published.

Mr. Chris Tymula from Greenman-Pedersen Inc shared his screen showing those present the most recent set of plans for the site. Mr. Tymula gave a brief background and description of the site before moving on to the proposed stormwater system for the property. Mr. Tymula mentioned that Mr. Dan Van Schalkwyk, Superintendent of the Department of Public Works had a few comments on the Stormwater plans. Mr. Tymula went over the comments from Mr. Van Schalkwyk that were made in his letter dated November 19, 2021. Mr. Tymula mentioned that he wrote an email addressing Mr. Van Schalkwyk's comments and went over that email as well.

At 6:35 PM Mr. Jonathan Kranz made a motion to open the public hearing for the Site Plan for 99 Fitchburg Road. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr.

Jonathan Kranz, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 6:35 PM Mr. Jonathan Kranz made a motion to open the public hearing for the Stormwater Management Permit for 99 Fitchburg Road. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

Mr. Archambault went over his Town Planner report for the proposed project which details the revised plans that were submitted.

Mr. Tymula went over the revised plans with the Board that included grading changes, notes for one way driveway entrance and for no truck traffic down Groton Shirley Road unless there is a delivery and additional screening. Mr. Tymula went over the information that was sent to the Board regarding the size of the trucks that will be coming to the site as well as the number of trips for each kind of vehicle in peak and off-peak times. Mr. Tymula mentioned that at the last meeting an abutter raised concerns about a rod and gun club in the area and its potential threat to the proposed propane storage tanks. Mr. Tymula shared a Google Earth image of the area showing the distance from the rod and gun club and the proposed tank location.

Fire Chief Johnston mentioned to the Board that he also reviewed the distance and the tank information and sees no reason for concern regarding the rod and gun club.

Mr. Archambault went over his proposed findings for the approval of the Site Plan along with Special Conditions for the Site Plan and Stormwater Permit.

There was a brief discussion regarding the proposed Special Conditions.

Chairman Tillotson opened the meeting to the public for comments.

There were several abutters present for the meeting and they expressed concerns with truck traffic and the address for the facility being Fitchburg Road when it is indeed on Groton Shirley Road.

Chairman Tillotson stated that the Board has addressed the truck traffic concerns for the facility by requiring all trucks to enter from Fitchburg Road. Chairman Tillotson stated that the Board can not change the address, but the item will be addressed when the Building permit is applied for with the Police and Fire.

At 7:26 PM Mr. Jonathan Kranz made a motion to approve the Site Plan for 99 Fitchburg Road as submitted with the Findings and Special Conditions as discussed. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 7:27 PM Mr. Jonathan Kranz made a motion to approve the Stormwater Management Permit for a major project for 99 Fitchburg Road with the Special Conditions as discussed. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 7:28 PM Mr. Jonathan Kranz made a motion to close the Site Plan review for 99 Fitchburg Road. Mr. Julie Murray seconded. No discussion. Vote to approve by roll call vote:

Continued Public Hearing, Definitive Subdivision, Wright Road Stratton Hill

Continued Public Hearing, Stormwater Management Permit, Wright Road, Stratton Hill

Continued Site Plan Review, Ayer Zoning Bylaw Section 9.6, Land Clearing and Grading, Wright Road Stratton Hill

Present: There were no applicant representatives present at the time of the meeting

At 7:29 PM Mr. Jonathan Kranz to continue the public hearing for the Definitive Subdivision for Stratton Hill to the next Planning Board meeting on December 14, 2021. Ms. Julie Murray seconded.

Discussion:

Mr. Ken Diskin stated that on the agenda, as discussed at the last meeting, Stratton Hill is being discussed this evening in order to discuss consultants for the project.

Mr. Archambault stated that he wanted to give the Board an update on the RFP for the traffic study along with other consultants that might be needed by the Board to help review the project.

Mr. Jonathan Kranz withdrew his motion to continue the hearing.

Mr. Archambault went over the memo he drafted for the Board regarding what type of consultants the Board may want to hire for the proposed subdivision. Mr. Archambault mentioned that a traffic consultant is needed and has been working on the RFP for a consultant which has already been shared with a few firms and they have all stated that they would not conduct a traffic study until they saw the applicant's study first.

Mr. Diskin stated that he was not sure why the consultants would want to wait for the applicant's traffic study before conducting their own and suggested that Mr. Archambault push back on that comment and have the study done as soon as possible.

Mr. Archambault stated that an engineering consultant will also need to be hired for the project. Usually this would be done by the DPW but with personal changes and work load they will not have the time to do a proper review so the Board will need to hire an outside consultant to review the engineering on site.

Mr. Archambault mentioned that the Conservation Commission would like to hire their own Environmental consultant and over-see that part of the project.

At 8:09 PM Mr. Jonathan Kranz made a motion to continue the Public Hearing for the Definitive Subdivision, Stratton Hill on Wright Road to the Planning Boards next meeting on December 14, 2021. Ms. Julie Murray seconded. No discussion. Vote by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

At 8:11 PM Mr. Jonathan Kranz made a motion to continue the Public Hearing for the Stormwater Management Permit for Stratton Hill subdivision on Wright Road to the Planning Boards next meeting on December 14, 2021. Ms. Julie Murray seconded. No discussion. Vote by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

At 8:12 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for Stratton Hill off Wright Road to the Planning Boards next meeting on December 14, 2021. Ms. Julie Murray seconded. No discussion. Vote by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

Town Planner Update

Mr. Archambault mentioned a few of the items that he is working on including contacting the Attorney General's office about changing the Light Industrial zone lot size.

Old Business

Short Term Rentals

Chairman Tillotson stated that he is still researching short term rental bylaws and has found some good information but no bylaws for a small town like Ayer.

Project Update

Mr. Diskin mentioned that he would like an update on approved projects at the next meeting.

Meeting Adjournment

At 8:30 PM Jonathan Kranz made a motion to adjourn. Ms. Julie Murray seconded. No discussion. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval

1/15/22
Date

Planning Board Chairman (Geof Tillotson)

