

PLANNING BOARD MINUTES
Thursday, March 14, 2013
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

Present: Mr. Mark Fermanian (Chair), Mr. Rick Roper (Clerk) Mr. Jeremy Callahan, & Mr. Jim Lucchesi

S. Sullivan-Office Manager

7:00 PM Meeting called to order

General Business:

(R. Roper Recused)

- Ridgeview Heights/Bond Reduction request
 Request for reductions in phase 2A by 38,069.40 with a balance of 8,405.60 and phase 1A by 76,587. With a balance of \$57,197 as recommended by DPW Superintendent M. Wentzell of worksheets dated February 2013.
 Jim Lucchesi motioned to approve the bond reductions for phase 1A and 2A as recommended by the DPW Superintendent.
 Jeremy Callahan 2nd Vote 3-0 All in Favor

- Anne Ferguson/16 Pleasant St. possible C.O.U.
 Looking to start a business including Family wellness, Daycare, etc
 3200 sq. Ft. adding sprinklers-all will be brought up to code. Parking remains a concern as street parking is at a minimum with all of the commuters. There are 2hour posted spots on Pleasant St. for the Dentist Office use (possibly extend the number of posted spaces) Ms. Ferguson will also speak to the Dentist Office about the possibility of utilizing some of their spaces in the evening. She will come back with updated plans as well as some parking options.

- Ayer/Shirley High School Renovation
 Architect Brian Postlewaite (S.M.M.A)
 Informational Plans showed updated Schematic Design /discussion with the Board. Plans have been submitted to all town Dept.s for comment. PB concerned with new site distance from revised parking lot design. Police and Fire want access around the back of the building and front.(8' path along the side will be a fully maintained way) Engineer will paint lines where the entrance/exit will be for the Board to review for siteline.
 Looking to submit in April. Ms. Sullivan expressed concern with posting dates for early April and suggested the Board possibly meet later in the month to insure posting requirements are met. Board suggested April 18th or later. Ms. Sullivan will double check on the availability of meeting rooms and advise the board. Jim Lucchesi motioned to move the next Planning Board meeting to April 18 providing the room is available etc.
 Jeremy Callahan 2nd Vote All in Favor
 Board will be reviewing the previously (Motioned by J. Lucchesi & 2nd J. Callahan) approved minutes/video of August 2012 in order to possibly revise. Ms. Sullivan will be locating the O.P. for the Board.
 Mr. Callahan expressed interest in attending the MRTC

Rick Roper motioned to appoint Jeremy Callahan to represent the PB at the MRTC meetings.

Jim Lucchesi 2nd

Vote 4-0

All in Favor

Bills & Minutes:

Jim Lucchesi motioned to approve the minutes of January 10, 2013 as written.

Jeremy Callahan 2nd

VOTE 3-0 (R.R. Abstained)

All in Favor

Rick Roper motioned to adjourn

Jeremy Callahan 2nd

VOTE 4-0

All in Favor

Adjourn