



PLANNING BOARD MINUTES
Thursday, September 20, 2012
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

Present: Mr. Mark Fermanian (Chair), Mr. Rick Roper (Clerk), Alene Reich, Mr. Jeremy Callahan & Mr. Jim Lucchesi
S. Sullivan-Office Manager

7:00 PM Meeting called to order

- **Sandy Pond Investment/ Street acceptance/sidewalk modification**

Ed Corneiller (Patriot Way)

Requesting a modification to reduce sidewalk from around the cul de-sac to halfway around. They also need support from the Planning Board for their street acceptance at Town Meeting. This all needs to be done in a couple of weeks' time in order to be ready for town meeting.

Jeremy Callahan motioned to approve the modification of the sidewalk to the westerly side of lot nine's driveway.

Jim Lucchesi 2nd

VOTE 4-0

All in Favor

Jeremy Callahan Motioned to support the street acceptance for Patriot Way conditional on the completion of:

- 1) Sidewalk
- 2) Catch basins
- 3) Preparation of the registered drawings
- 4) Sewer manhole inspection

Planning Board will support the Street acceptance contingent upon completion (list above) by October 15, 2012. To include a note on Plans: Final site access will be through lot 4A.

Alene Reich 2nd

VOTE 4-0

All in Favor

7:20 pm

Public Hearing: Shaker Hills
Site Plan/Cart storage

Abutter:

Earl Young (3 Bennetts Crossing)...concerned with storm water run-off as there are problems now. Proponent (GM) wants to make it right..is willing to work with the neighbors on trying to redirect the existing run-off

Anthony Cleaves (Whitman & Bingham eng.) looking to place Cart storage on existing pavement and adding only a small amount of additional pavement mostly on either side for access.

4000 sq ft. of additional impervious surface and run off will be insignificant.

Alene Reich motioned to approve the site plan for Shaker Hills golf cart storage as shown on plan.

Jeremy Callahan 2nd

VOTE 4-0

All in Favor

General Business:

Zoning By-laws/map

Discussion. Mark F. suggested that Mr. Callahan take the reins on this for Town Meeting. Alene volunteered to assist.

Jeremy Callahan motioned to forward by-laws to Town Administrator for Town Meeting.

Alene Reich 2nd VOTE 4-0 All in Favor

(Alene had to leave meeting)

Ms. Sullivan will ask Robert P. (Town Admin.) to look into whether or not we need to copy the whole article to the Warrant etc. Also, request Judi B. (consultant) to attend Town Meeting.

Bills:

Jim Lucchesi motioned to approve payment of Grafax invoice (21.50) for Business cards

Jeremy Callahan 2nd VOTE 3-0 All in Favor

Jim Lucchesi motioned to authorize payment to National Notary Assoc. (26.00) for renewal.

Jeremy Callahan 2nd VOTE 3-0 All in Favor

Jim Lucchesi motioned to authorize payment to LenArt for a nameplate (21.50)

Jeremy 2nd VOTE 3-0 All in Favor

Jeremy Callahan wants APAC notified of room changes.

Minutes:

Jim Lucchesi motioned to approve the minutes from August 2nd, 2012 as written.

Jeremy Callahan 2nd VOTE 3-0 All in Favor

Jim Lucchesi motioned to adjourn

Jeremy Callahan 2nd VOTE 3-0 All in Favor

Adjourn