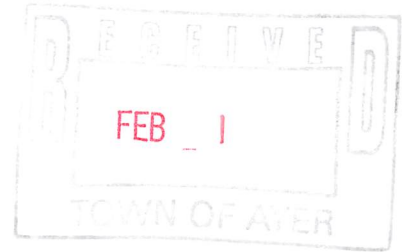


**PLANNING BOARD MINUTES**

**March 3, 2011  
Ayer Town Hall  
1 Main Street  
Ayer, MA. 01432**



In attendance: Mr. Steve Wentzell-Chairman, Mr. Mark Fermanian-Clerk & Mr. Peter Johnston  
(Susan Sullivan/Office Manager)

**7:00 PM**

Steve Wentzell opened the Planning Board meeting

- Mr. Bodurtha regarding the parcel donation/RidgeView Heights  
Mr. Bodurtha is not present this evening.
- Gervais Ford/Site Plan extension via Permit Extension Act 2010  
(Mark Fermanian abstained as an employee of Gervais Ford)  
Atty. Tom Gibbons presented the request for extension.

2010 Permit Extension Act states:

The Permit Extension Act was created by Section 173 of Chapter 240 of the Acts of 2010. The purpose of this act is to promote job growth and long-term economic recovery and the Permit Extension Act furthers this purpose by establishing an automatic two-year extension to certain permits and licenses concerning the use or development of real property. With limited exceptions, the Act automatically extends, for two years beyond its otherwise applicable expiration date, any permit or approval that was "in effect or existence" during the qualifying period beginning on August 15, 2008 and extending through August 15, 2010

Peter Johnston Motioned to acknowledge the extension and to allow the Chair to sign an extension on behalf of the Board.

Steve Wentzell 2<sup>nd</sup>

VOTE 2-0

All in Favor

- Conservation Commission/Ridge View Heights  
No one from Conservation is present

- Signs/Nemco Way

Regarding directory signs; Dave Maher (Economic Development) sent memo regarding the signage for LI zone by Nemco Way. They are planning on replacing the directional signs that are falling apart at the top of the industrial development and would like to replace with roughly 30 sq. ft. directory signs. B.I. wants clarification on if this square footage should be part of each businesses signage allowance. The Planning Board feels this idea is a major improvement and all agree it should not count against the company sign square footage.

Peter Johnston Motioned to support the request for directional signage as presented by Dave Maher for Nemco Way.

Mark Fermanian 2<sup>nd</sup>

VOTE 3-0

All in Favor

- 2001 Regs/remaining issues

Steve will contact Dan Nason (DPW) and Chris Heep (T.C.) on the remaining issues for the next meeting.

- Zoning By-law/Updates

Susan Sullivan explained that the consultant, Judi Barrett, called this evening and stated she will have the changes incorporated into the regs. and will also be sending

the draft copy via email to her by the time she gets in in the morning. Susan will then forward the document to the Board members for their review.

Additionally, Susan will check with the Clerk's Office to see if they have copies of the subdivision control regs..

- ANR/Ridge View Heights lots A3, 36A & 37A

Peter Johnston Motioned to approve the ANR plan for RidgeView Heights lots A3, 36A & 37A as each lot has the required frontage and lot size.

Mark Fermanian 2<sup>nd</sup> VOTE 3-0 All in Favor

- Ridge View Heights seeking approval for a common drive for lots Y, Z & A3 the concept plan shows the drive utilizing the utility easement. This would provide access through the subdivision (Blossom Drive) rather than Littleton Rd. for obvious safety reasons.

Mark Fermanian Motioned the Board is in favor of the common drive as presented for lots Y,Z, & A3 by means of utilizing the utility easement off of Blossom Drive.

Peter Johnston 2<sup>nd</sup> VOTE 3-0 All in Favor

- Conservation Commission- Still not present

- Mr. Bodurtha –Still not present

Steve Mullaney stated he could probably address the issues that Mr. Bodurtha and Conservation were concerned with regarding the gifting of land parcels in Ridge View Heights. He and the developer, Rick Roper, explained that the parcels Concom is interested in are "D" on the Littleton line and rear by the Rail Road. BOS stated they were placing this gifting on the Town Meeting Warrant. It's their understanding that Concom is seeking custodianship of these parcels as well as the "soccer fields" that were part of the settlement agreement with the town. (Bill Daniels/ConCom Chair arrived) The Planning Board has no problem with the Concom taking the "soccer field" H-1 parcel if the Parks Dept. and Mr. Roper all work together and can agree on the use. They can then present what they work out to the Planning Board for approval.

#### Minutes:

Mark Fermanian motioned to approve the minutes of February 3, 2011 as written.

Peter Johnston 2<sup>nd</sup> VOTE 3-0 All in Favor

#### Bills:

Mark Fermanian motioned to authorize payment to Miyares and Harrington regarding the subdivision ctrl. Regs. filings

Peter Johnston 2<sup>nd</sup> VOTE 3-0 All in Favor

Mark Fermanian motioned to authorize payment to Kopelman & Paige from the town legal acct. for \$840.00.

Peter Johnston 2<sup>nd</sup> VOTE 3-0 All in Favor

Mark Fermanian motioned to adjourn

Peter Johnston 2<sup>nd</sup>

Steve stated he had a couple of more items to discuss before adjournment.

Steve will be contacting Chris Heep (Myiares & Harrington) regarding issues remaining in Sub. Div. regs.

Board gave Steve the task to contact the T.A. regarding the partition wall being re erected for the Planning & ZBA Office as formally requested a few years ago.

Motion on the floor and 2<sup>nd</sup> for adjournment VOTE 3-0 All in Favor

Adjourn 8:40 PM