

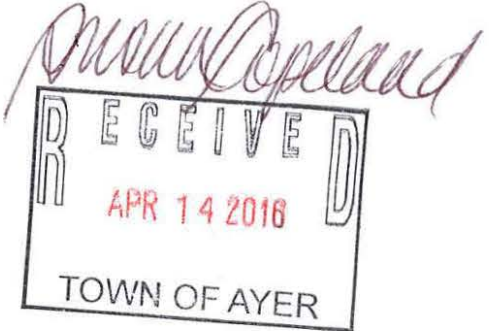
Town of Ayer Planning Board

Thursday, March 3, 2016

Location: 1st Floor Small Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

Members Present: Acting Chair Jenn Gibbons (JG), Mark Fermanian (MF), and Geof Tillotson (GT).



Jeremy Callahan (JC) – Not Present

6:02 PM Acting Chair Jenn Gibbons called the Ayer Planning Board Meeting to order and the agenda was affirmed by a general consensus.

ANNOUNCEMENTS:

- Reminder to Board Members Conflict of Interest Education Requirement
- Last day to pull Election Papers is March 4th.

MINUTES:

- NO DRAFT MINUTES FOR APPROVAL:

2015 TOWN REPORT:

The Board review copies of the Planning Board's 2015 Annual Town Report as prepared by Chairman Callahan and Geof Tillotson. The board unanimous agreed to submit the report as presented by Mr. Tillotson.

SUBDIVISION PLAN ENDORSEMENT:

JG read the Notice of Decision confirming the February 4, 2016 Planning Board vote to approve the Definitive Subdivision Plan for a single located at Rosewood Avenue Extension zoned residential A-2, Ayer, MA prepared by Goldsmith, Prest & Ringwall (GPR) dated January 2016.

After careful review, the Planning Board endorsed copies of the referenced subdivision plan.

SITE PLAN APPROVAL – REVIEW DRAFT NOTICE OF DECISION:

The Board reviewed the DRAFT Notice of Decision as prepared by Chairman Callahan. Said decision confirms the February 18, 2016 Planning Board vote to approve the Site Plan development of a solar photovoltaic generation facility using ground mounted solar panels as referenced on plans prepared by Goldsmith, Prest & Ringwall (GPR) dated February 2016.

Other than one minor edit (i.e. typo) as notated by Geof Tillotson, the board recommends Chairman Callahan sign and file the decision with the Town Clerk as prepared.

PROPOSED 2015 ZONING BYLAW UPDATE:

Jenn Gibbons explained that due to a family matter, Judi Barrett was not available to present her report to the board regarding additional changes/edits to the 2015 Proposed Zoning Bylaws based on the public input received at the January 30th Public Information Meeting.

The Planning Board received a letter from the Ayer Board Health outlining their concerns regarding the proposed change to the Aquifer Protection Bylaw to have the Planning Board be the special permit granting authority to conform with Mass General Laws Chapt 40A.

Upon the suggestion of Jenn Gibbons, the board agreed to defer to Town Counsel on the subject of keeping the existing Aquifer Protection Bylaw and the Board of Health continue as the special permit granting authority.

MEETING SCHEDULE:

The Board agreed to move the next Planning Board to Thursday, April 14, 2016 to allow consultant Judi Barrett additional time to submit her preliminary findings/recommendations to Planning Board.

Additionally, the board would like to schedule a future agenda item to discuss amending the project timeline for the proposed zoning bylaws to be presented at the fall Special Town Meeting.

BILLS: There were no bills to approve

At 6:45 pm MF motioned to adjourn the meeting. The motion was seconded by GT. VOTE: Unanimous.

MEETING ADJOURNMENT

Minutes recorded and submitted by Jennifer Gibbons

Planning Board Approval Date Ap 14, 2016

Planning Board Chair: Jeremy Callahan
(Jeremy Callahan)