



## PLANNING BOARD

### Town of Ayer

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Minutes of the January 26, 2016 Open Session Meeting of the Ayer Planning Board All Boards Information Session: 2015  
Proposed Zoning Bylaw

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

Planning Board Members Present: Jeremy Callahan (JC) Mark Fermanian (MF) Jenn Gibbons (JG) & Geoff Tillotson (GT)

#### Invited boards and committees:

Board of Health:

Community Preservation Committee

Comprehensive Plan Committee

Conservation Commission

Open Space and Recreation Committee

Planning Board

Zoning Board of Appeals

#### Among those in attendance:

Judi Barrett, Planning Board Consultant

Mark Wetzal, DPW Superintendent

Robert Pontbriand, Town Administrator

Laurie Nehring, PACE

Ruth Rhomulus, Historical Society, 4<sup>th</sup> of July Committee

Carolyn McCreary, Co-chair Ayer Comprehensive Plan Committee

Harry Zane, Cable Advisory Committee, Comprehensive Plan Committee

Charles Schultz, Assistant Zoning Enforcement Officer

Sam Goodwin Jr., Chair, Zoning Board of Appeals

Cindy Knox, Information Technology Systems Administrator

Mary Spinner, Board of Health

Pam Papineau, Board of Health

Steve Mullaney, builder

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TOWN CLERK  
TOWN OF AYER  
2016 MAY 10 PM 12:19

#### **MEETING WAS CALLED TO ORDER AT 5:30 P.M.**

The planning Board wants to come before a Special Town Meeting with a clean, non-controversial zoning bylaw, and this meeting was an informational session to provide the various town departments, committees and boards an opportunity to familiarize themselves with the proposed document. Planning Board Consultant Judi Barrett led the meeting.

Fundamental restructuring prevents a side-by-side comparison of the bylaws. The proposed bylaw offers an amendable format, provides builders with more options, and more clearly-delineated subdivision processes. It encourages better-quality development, allows for the evolution of the downtown area, and provides more flexibility in signage. The proposed bylaw also changes the criteria pertaining to home occupations, shifting home occupation licensing requirements from a defined job-based model to a neighborhood-impact model. It allows one non-residential employee by-right as long as impact thresholds are not exceeded. The proposed bylaw is consistent with current laws and regulations, and offers an improved definitions section. The Board of Health was concerned that the proposed bylaw undercuts BOH jurisdiction (and its regulation) pertaining to Aquifer Protection Districts. The resolution of this issue will involve more discussion. Laurie Nehring asked if the proposed bylaw could be indexed, and the PB was agreeable. The

Planning Board will submit the proposed bylaw for review by Town Counsel. J. Barrett agreed to return after the bylaw comes back from legal review. The Planning Board expressed its desire to continue moving forward, and its hopes that the vetting process can be completed by June 1. Materials pertaining to the proposed bylaw will be posted on the Town Website.

**MEETING ADJOURNMENT**

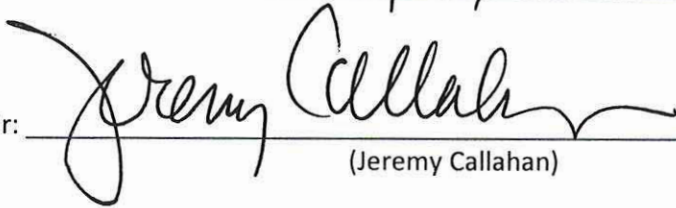
At 6:52, MF made a motion to adjourn and JG 2<sup>nd</sup>. **Affirmative vote 4/0**

Minutes recorded and submitted by Jane Morriss

Planning Board Approval Date \_\_\_\_\_

May 5, 2016

Planning Board Chair: \_\_\_\_\_



(Jeremy Callahan)