

Town of Ayer
PLANNING BOARD MINUTES
January 3, 2008
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

7:00 PM

In attendance: Ms. Pat Walsh (Chair), Mr. Peter Johnston-Clerk, Mr. Mark Fermanian, and Mr. Jim Lucchesi
Mr. Steve Wentzell arrived at 7:15
(Susan Sullivan/Office Mgr & DPD C. Ryan)

- Minutes & Payables

Peter Johnston Motioned to continue the approval of the minutes.

Jim Lucchesi 2nd VOTE 4-0 All in Favor

Peter Johnston Motioned to pay Tata & Howard \$ 435.70 under the consultant by-law account for Ridge View Heights.

Jim Lucchesi 2nd VOTE 4-0 All in Favor

- Ridge View Heights –Modifications

Due to the age of the project and changes that have occurred, the proponent is seeking slight modifications to the lot lines to allow for Stormwater basin adjustments. Mike Madigan (DPW) and Tata & Howard (Town Engineers) have approved these modifications.

Mark Fermanian Motioned to approve the Modification plans for Ridge View Heights as approved by the Town Engineers.

Peter Johnston 2nd VOTE 4-0 All in Favor

(Steve Wentzell joined meeting)

7:15 PM Public Hearing: Equity Indust. Partners
Site Plan /24 Nemco Way

Site plan proposal by Charlie Kibbe and Dave Mackwell (Eng.)

*Parking issues to be addressed by Gabe (B.I.) and Chris Ryan (Planner)

*meeting with BOH regarding Wellhead lines on 1-14-08

Peter Johnston Motioned to Continue the Site Plan review for 24 Nemco Way to Feb. 7th

Jim Lucchesi 2nd VOTE 5-0 All in Favor

- Dave Canney/Pheasant Run Road Bond Release

*Chris Ryan was directed by the board to look into the amount and copy to Planning Board Office Manager.

Peter Johnston Motioned to release the road bond for Pheasant Circle.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

- Ridge View Heights/ANR

Steve Mullaney (eng.) & Rick Roper (proponent)

Lot line adjustments.

Peter Johnston Motioned to endorse the ANR for Lot O plan # L-10700 for Ridge View Heights.

Mark Fermanian 2nd VOTE 5-0 All in Favor

Mark Fermanian Motioned to endorse the ANR for Lots 48, 49, 50, 51, & 52 plan # L-10702 for Ridge View Heights.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

Mark Fermanian Motioned to endorse the ANR for Lots 86, 79, 78, & 77 plan # L-10703 for Ridge View Heights.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

Mark Fermanian Motioned to endorse the ANR for Lots 131,132, 133, 135, 136, 137, 138, 139, 140, & 141 plan # L-10704 for Ridge View Heights.

Jim Lucchesi 2nd VOTE 5-0 All in Favor

Mark Motioned to invoke the Consultant by-law for Tata & Howard to review 24 Nemco Way.

Jim 2nd VOTE 5-0 All in Favor

- Regarding the Employee Review for Chris Ryan-Steve Wentzell will review and get it to the Planning Board
- Information sent from Montachusett Regional regarding the Map assistance.
- Chris Ryan has loaded the GIS information from Tim Hansen's computer to his own.

Peter Johnston Motioned to go forward with the map assistance as Pat suggested (utilizing Mont. Reg.)

Jim Lucchesi 2nd Vote 5-0 All in Favor

- 43D Grant \$ 44K to revise by-laws is unacceptable use of this money.
- The Board recalls (and double checked in minutes) that the use has to be specific. Chris Ryan stated that it did not have to be specific and the town can use the money as it sees fit. The Planning Board disagrees and Pat Walsh will be checking into this again. The Planning Board would like input on how this money is earmarked.

Mark Fermanian Motioned to adjourn.

Peter Johnston 2nd VOTE 5-0 All in Favor

Adjourn