

Town of Ayer
PLANNING BOARD MINUTES
July 10, 2008
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

7:00 PM

In attendance: Mr. Peter Johnston-Chair, Ms. Jennifer Gibbons-Clerk, Mr. Mark Fermanian, Mr. Steve Wentzell, and Mr. Glenn Garber
(Susan Sullivan/Office Mgr)

General Business:

- Pueblo Realty/70 Nemco Way (Seth Wilson) Doug Miller (GPR)
Building expansion (25%) over existing pavement. No additional pavement will be added as they have not utilized parking area and will add lined spaces to what is already there. There will be no impervious cover increase. Seeking a waiver from the Site Plan process for a 25% increase. The Planning Board wants it noted on the plan that the expansion is 25% and there will be no additional impervious surface added to trigger any Stormwater issues, Fire Chief had no issues, No additional employees at this time thus no increase in traffic

Mark Motioned to approve the waiver of a Site Plan for 20 Nemco Way as shown on the plan for a 25% increase (6250 Sq. Ft. addition) and 11 additional parking spaces (to be striped on existing pavement) additionally, No additional impervious surface is to be added to site is to be noted on the plans.

Steve Wentzell 2nd VOTE 5-0 All in Favor

- Ridge View Heights/Bond Release

Rick Roper (developer)

Mike Madigan (DPW) and Tata & Howard reviewed and are in agreement with the bond reduction.

C. Ryan (Planning & Dev.)in audience –has no comment.

Mark Fermanian Motioned to reduce the bonds for Ridge View Heights Phase's 1A (\$553,971.)& 1B (\$442,138.), as approved by Tata & Howard and Mike Madigan.

Steve Wentzell 2nd VOTE 5-0 All in Favor

- Patriot Estates /lot Release

Ed Cornellier (owner) requests 11 lots be released in project. Tata & Howard and Mike Madigan reviewed and have no issued.

Glenn Garber Motioned to approve the release of 11 lots for the Patriot Estates subdivision.

Mark Fermanian 2nd VOTE 5-0 All in Favor

Payables:

Fincom has rejected the payment of bills from fy07 (roughly 441.00) for legal ads and supplies. This will now have to wait to go to Town Meeting and vendors (WB Mason & Lowell Sun) will be forced to wait for payment. Noted: that the concom gave back some \$ and (OM) S. Sullivan used all of her Comp. hours to help balance overage caused from consolidated budgets of last year.

Jennifer Gibbons Motioned to pay National Notary Association \$26.00.

Steve Wentzell 2nd VOTE 5-0 All in Favor

Jennifer Gibbons Motioned to pay Tata & Howard (\$498.41) out of the consultant by-law account for Ridge View Heights bonding estimate.

Steve Wentzell 2nd VOTE 5-0 All in Favor

Jennifer Gibbons Motioned to pay Tata & Howard (\$ 1,884.37) out of the consultant by-law account for Ridge View Heights bonding estimate.

Steve Wentzell 2nd VOTE 5-0 All in Favor

Administrative:

(MRTC still available) Board will assign at a later date

Discussion regarding Chris Ryan as Planner and utilizing this position more than we have been in the past.

Steve Wentzell Motioned to have Peter Johnston request from BOS to have Chris attend Planning Board Meetings.

Mark Fermanian 2nd VOTE 5-0 All in Favor

Chris updated the Board on zoning by-law & 43D -applicant pkt is almost complete.

Board directed Mr. Ryan to contact Mr. Jim Lucchesi & Bill Oelfke to assist MRPC with the zoning by-laws etc. as they both have all of the information from the map etc.

Regarding CPIC, Glenn would like to attend the meeting with Steve and offer comments. He will copy the board and Peter as to information etc.

Glenn Garber motioned to adjourn

Steve Wentzell 2nd VOTE 5-0 All in Favor

Adjourn