

Town of Ayer
PLANNING BOARD MINUTES
October 2, 2008
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

7:00 PM

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

General Business:

- Riley Road

Shaun Suhoski (sitting in as Interim DWP Supervisor)

Calvin Moore (developer) stated he can not get on the properties of lots 8 or 9 as the home owners will not allow him to do any work on drainage issues. He explained that the homeowners are frustrated with the water issues and he has been trying to work with them and has changed the plans in order to please them but due to weather conditions and lawn parties, and the fact that he can not get access, the work is not complete.

Residents present: Eric DeBeaucourt lot # 8 and Paul Marshall lot # 9 both stated that they do not like the plans and want additional modifications made.

The Planning Board explained that although Mr. Moore has been trying to work with the homeowners to keep them happy, the original plan which has Planning Board approval is the only plan that has been approved therefore the only plan to be utilized in the subdivision. If they all would like to come to an agreement on a “new” plan, then they would have to come in under a new public hearing for a Plan Modification and this should be a shared expense not solely shouldered by the developer. It was made clear that no modification from the original subdivision plan was allowed without Planning Board approval. Shaun Suhoski and Chris Ryan agree with the Planning board.

Glenn Garber Motioned that if the developer submits a new plan, the Board will give guidance with minimal necessary engineering modifications to the plan and said plan will be submitted as soon as possible and will reflect a collaborative revision design between the engineer, developer and neighbors.

Steve Wentzell 2nd VOTE 4-0 All in Favor

Mark Fermanian motioned Planning Board agrees to hold a special meeting if necessary in order to accommodate Mr. Moore’s submitted revisions.

Steve Wentzell 2nd VOTE 4-0 All in Favor

- 46 Washington Street/change of use

Mr. Earl Johnston of EJ Carpet Gabe V. (Building Insp.) stated he come before the Planning Board. possibility of Change of Use for grandfathered property.

Planning Board suggested he go before the ZBA. Susan Sullivan suggested he come in under general business for ZBA on Tuesday, October 7th at 7PM.

- Central Ave/Dave Canney

Dave Canney (developer) Stan Dillis (engineer) possibility of a two lot subdivision with a shared driveway or private road. Possible waivers; road width, dimensional regs. for cul-de-sac. They will be speaking to Fire Chief to get his input first.

Mark Fermanian Motioned to pay \$32.99 to pay WB Mason for PB share of ink cartridges.

Glenn Garber 2nd VOTE 4-0 All in Favor

Peter Johnston updated board on MRPC meeting progress.

Chris Ryan updated the board on Zoning Map. \$1000.00-2000.00 may be needed for MRPC to proceed with the Map. Shaun has stated to Peter that there is funding available for this. Peter will refer to Shaun with Planning Board support.

Glenn Garber Motioned to support the required action to go ahead with funding available up to \$2,000.00.

Steve Wentzell 2nd VOTE 4-0 All in Favor

November agenda items; Zoning by-law amendment DT district. And proposed MUTO and reformatting of zoning by-laws.

Mark Fermanian Motioned to approve minutes of September 4, 2008 as written.

Steve Wentzell 2nd VOTE 4-0 All in Favor

Steve Wentzell Motioned to adjourn

Mark Fermanian 2nd VOTE 4-0 All in Favor

Adjourn