

Town of Ayer
PLANNING BOARD MINUTES
December 4, 2008
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

7:00 PM

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

7:05 PM Public Hearing: Preliminary Plan for Eagles Nest Estates

Stan Dillis (Engineer) and Dave Canney presented plans for three lots (existing home plus two) all three will meet frontage requirements with five waivers requested:

1. Centerline radius (radius 120'), 2. Street intersection (40' perpendicular), 3. Minimum right-of-way (min. 40'), 4. Dead end radius (50' w/tee turn around), 5. Stormwater (open drainage for low impact)

All homes built will be one story with a common drive to remain private.

Abutter (Tracey Hoffman) asked the size of the proposed garage- 3 bay roughly 20x40 one story. Mark Fermanian Motioned to approve the preliminary plan for Eagles Nest Estates subject to design and Stormwater detail.

Steve Wentzell 2nd VOTE 5-0 All in Favor

- Bills & Minutes:

Steve Wentzell motioned to approve the minutes of November 6, 2008 as written.

Mark Fermanian 2nd VOTE 5-0 All in Favor

Jennifer Gibbons Motioned to approve payment to Tata & Howard \$2,753.35 for review of Ridge View Heights.

Steve Wentzell 2nd VOTE 5-0 All in Favor

- CPIC –discussion

Offer to Planning Board to possibly oversee this committee in the future. Working closely with them and providing input as to the projects that CPIC could implement. Chris Ryan suggested that grant \$ be used to update the process and procedures (45K). 13K remaining for MRPC-to be utilized by July 1st, 2009.

January meeting for zoning amendments (discussion)

- Terry Smith (Fisheries and Wildlife) field HQ at the Game Farm site-plans for additional office building and parking. Seeking Board input as to how to proceed at this point-Planning Board is comfortable with [preliminary site ideas] plan suggest a Site Plan review request within the next two weeks to get in for the January meeting date.

- Vicksburg Square Information-Jim Fay would like PB input (if any) board members to email him with any thoughts or concerns.

Jennifer Gibbons motioned to adjourn.

Steve Wentzell 2nd VOTE 5-0 All in Favor

Adjourn