

# PLANNING BOARD MINUTES

January 8, 2009

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 ANR/28 Maple Street

Russ Wilson (Eng.) Peter Bouchard (23 Maple)

Presented plans to convey a back portion of land from 3A to 2A. Both lots abut a paper street and are preexisting nonconforming. There is no change to the frontage of either lot. Preexisting nonconforming frontage is noted.

Glenn Garber motioned to endorse the ANR plan for 28 Maple Street noting that 4<sup>th</sup> St. frontage, while passable by vehicles, does not conform to the 100' frontage requirement.

Jennifer Gibbons 2<sup>nd</sup> VOTE 5-0 All in Favor

Mark Fermanian Motioned to accept the ANR plan for 28 Maple St. with the note included.

Glenn Garber 2<sup>nd</sup> VOTE 5-0 All in Favor

General Business:

- Discussion of zoning map and by-laws;

Peter Johnston will speak to Shaun S. (Town admin.) to authorize Chris Ryan to go forward with funds to get this work completed. RFP to be drafted by Chris as soon as possible for the phase 3 zoning.

Jennifer Gibbons Motioned to request that Chris Ryan draft an RFP for a special meeting, on January 15<sup>th</sup> @ 5:00 PM, for the Board's approval.

Mark Fermanian 2<sup>nd</sup> VOTE 5-0 All I Favor

- Riley Road.

Tata & Howard did not review modifications yet. DPW has not signed off either.

Board will not act without recommendations of DPW and Tata & Howard.

- Bills & Minutes:

Jennifer Gibbons motioned to approve the minutes of December 4, 2008 as written.

Mark Fermanian 2<sup>nd</sup> VOTE 5-0 All in Favor

Jennifer Gibbons Motioned to approve payment to Tata & Howard for review of Ridge View Heights.

Jennifer Gibbons Motioned to approve payment to Kopelman & Paige for legal review of Kohler Place litigation.

Steve Wentzell 2<sup>nd</sup> VOTE 5-0 All in Favor

Jennifer Gibbons motioned to adjourn.

Steve Wentzell 2<sup>nd</sup> VOTE 5-0 All in Favor

Adjourn