

PLANNING BOARD MINUTES

March 5, 2009

Ayer Town Hall

1 Main Street

Ayer, MA. 01432

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

7:00 PM Open Session:

7:00 PM Public Hearing/Meeting: Amended Zoning Map Acceptance
Issues arose as to not having a map available for the public to view. This may not qualify as a public hearing because legal ad stated information/copies were available and some (public input) feel the map should have been available.

Board will continue with meeting and (seek clarification to possibly) hold another Public Hearing.

John Hume, Chantell Wead, Glenn Eaton (MRPC) all explained work that has been completed and the parcels that were in question (Brook St., Willow Rd. and Rosewood Ave.)

Public Input:

Pat Walsh feels that all property on Brook St. were GR. Frank Maxant remembers it being changed to LI years ago but the map has not been updated to reflect the changes. Concerns were “spot zoning” if changes were made now. Although the properties in question are utilized as industrial and have been for years so it would not be constituted as spot zoning. Mr. Pattenton suggested that the residents decide what they would like their properties zoned and present the change at town meeting. MRPC has a bit more information to look at.

7:55PM Public Hearing: Petition for Zoning District Change (Matheson Property)
Stephen J Mullaney (Mullaney Engineering) presented the warrant article and is seeking Planning Board support for Town Meeting. (20% of the 28 acre parcel is zoned A1) and is basically land locked with residential.

Mark Fermanian Motioned to support the petition at Town Meeting as presented.

Jennifer Gibbons 2nd VOTE 4-0 All in Favor

General Business:

- Eagle’s Nest Estates – Definitive Plan signature.

Steve Wentzell Motioned to sign the plans as presented as the 21 day appeal period has elapsed..

Mark Fermanian 2nd VOTE 4-0 All in Favor

- Chairman spoke of meeting initiated by TA to informally discuss the Planning/Eco. Dev. Position. Chair stated that he and Mark would be attending on behalf of Planning. Mark stated that he is comfortable with the work that has been done thus far on projects with our Office Manager, Susan S., and now with the expertise of Glenn G. as a Planner. He also feels we do not have the need/funds to hire a Planner at this point with all of the budget cuts etc.. Steve Wentzell agrees with Mark. Jennifer Gibbons stated she thinks the town needs a professional Planner. Peter Johnston stated we do not have the funds or the need right now in town and hopes that maybe sometime in the future it can be revisited.

- Chairman read the information for the “New Neighbor Fair” being held on Saturday, March 28th from 10 – 2 PM. The office manager has reserved a table for the Planning Board, she and the Chair will be there and invited the rest of the board to show up if they are able to.

- Bills:

Jennifer Gibbons Motioned to authorize payment for Kopelman & Paige for legal services re: Cowley/Kohler Place in the amount of \$ 136.00.

Steve Wentzell 2nd VOTE 4-0 All in Favor

Jennifer Gibbons Motioned to authorize payment for Kopelman & Paige for legal services re: Cowley/Kohler Place in the amount of \$ 34.00.

Steve Wentzell 2nd VOTE 4-0 All in Favor

Jennifer Gibbons Motioned to approve minutes of February 2009.

Steve Wentzell 2nd VOTE 4-0 All in Favor

Peter Johnston Moved to enter into Executive Session in accordance with MGL C.39 S.23B to adjourn in Executive Session and not return to the Public Meeting

Mark Fermanian –“so Moved”

Steve Wentzell 2nd Chair polled the Board for a roll call vote; Mark F. “Aye”, Steve W. “Aye”, Jennifer G. “Aye”, Peter J. “Aye”.

Public Meeting Adjourned

Adjourn