

## PLANNING BOARD MINUTES

April 2, 2009

Ayer Town Hall

1 Main Street

Ayer, MA. 01432

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

7:00 PM Open Session:

- Rand Associates/2 Willow Road

Randy Huber (Joseph's Pasta)

JMO Storage Building

Presented two plans (A=additional parking & B=no additional parking) for proposed additional freezer space addition. Looking for Planning Board input as to whether or not they would need to go for a variance on parking or seek a waiver. Dan Nason (DPW Super.) prefers plan "B" as it would require minimal curb cuts and minimal run-off. Plan "B" was preferred by the Fire Chief as well as it would allow for a fire lane.

Mark Fermanian motioned to support Plan "B" to the ZBA if needed.

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

- Riley Road /drainage modifications/revisions

Calvin Moore (Developer) Dan Wood (Ross Assoc./Engineer)

Plans were presented and Dan Nason (DPW Super.) has no problem with the plans as presented and supports use of the catch basins.

Lot 8 Owner (Eric Debeaucourt) is not happy and not in agreement with where the catch basin is located (sidewalk) and wants it placed I the road.

It was suggested to utilize the existing catch basin and attempt to "fine tune" it.

Glenn Garber motioned to meet at site at a date tbd.

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

Glenn Motioned to approve modifications as shown on plan subject to the following conditions: 1) Parties conduct the field visit as soon as possible for the purpose of agreeing to the final field adjustments in proposed catch basin and drainage basin between lots 8 & 9. 2) Convey, prior to recording, an accurate engineering detail reflecting the final design.

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

- Kingswood Corp./Site Plan extension

Stony Brook Industrial Park Steve Mullaney (engineer) requesting extension due to the change in the economy.

Mark Fermanian Motioned to grant the Site Plan extension for Kingswood Corp. for 2 years.

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

Administrative Business:

- Bills:

Jennifer Gibbons Motioned to authorize payment to the Lowell Sun for legal ads re: Eagles Nest Estates in the amount of \$ 51.00.

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

Jennifer Gibbons Motioned Approve the minutes of March 5<sup>th</sup> , 2009 as written.

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

Updates:

Chair updated Board of meetings with MRPC regarding Rail Road fast track, Parking garage, access and egress to Rail Road, etc.

Mark Fermanian Motioned to adjourn

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

Adjourn (8:40 PM)