

## PLANNING BOARD MINUTES

August 6, 2009  
Ayer Town Hall  
1 Main Street  
Ayer, MA. 01432

In attendance: Mr. Peter Johnston-Chair, Ms. Jennifer Gibbons –Clerk, & Mr. Steve Wentzell (Susan Sullivan/Office Mgr. and Atty. Chris Heep)

7:00 PM

- **Preliminary Plan/Kingsburg Circle**

Engineer Steve Mullaney, and proponents; Tracey and Rosalie Eliades

Regarding the 6 acres of land on the Groton town line zoned A2 and the proposed 11 lots.

Mr. Mullaney asked for Planning Board instruction as to what might be done with the property; the Planning Board repeatedly stated that they were not going to waive the 500-ft limit on dead-end roads. A *cul de sac*, was then proposed to be positioned precisely on the town line, this would possibly satisfy the subdivision regulations.

Peter Johnston and the two board members did express some possible interest in this idea, if Mr. Eliades and Mr. Mullaney can submit, to counsel, an actual plan demonstrating that a *cul de sac* can actually be placed there. Mr. Mullaney and Eliades requested an extension of time for the Planning Board to render its decision.

Steve Wentzell motioned to accept the request for extension for the preliminary plan for Kingsbury Circle until September 8<sup>th</sup>, 2009 with a continuance to meet at the September 3<sup>rd</sup> meeting with the purpose to look into the applicant's right to place a *cul de sac* the property line.

Jennifer Gibbons 2<sup>nd</sup> VOTE 3-0 All in Favor

- ANR/Fletcher Estates –Twin Valley Homes

The Chair stated the proponents had requested a withdrawal and asked Susan Sullivan to read statement. Ms. Sullivan read the request for withdrawal without prejudice until they can resolve parcel issues.

Steve Wentzell Motioned to accept the withdrawal without prejudice.

Jennifer Gibbons 2<sup>nd</sup> VOTE 3-0 All in Favor

Discussion:

- Zoning Map/MRPC

Information and draft map presented by Jason Stanton (MRPC)

Pat Walsh will go to MRPC to pick up information binder she requested.

Questions and answers:

-Parcel map will not be presented at T.M.

- Bob Hallet has volunteered to assist with the GPS etc. Shaun S. should be following up with him.

-Chris Ryan's computer has all GPS information on it

-MRPC will contact Mr. Hallett.

- Map is spatially incorrect.

- additional/modified information will be presented at the next PB Meeting on Sept. 3<sup>rd</sup>.

- Public Hearing for the Map will be on September 24<sup>th</sup> @ 7PM.

The Planning Board thanked Mr. Stanton for all of his work.

- Chairman's Report

Information regarding Zoning Bylaw group.

Jennifer Gibbons Motioned the Planning Board takes the lead on this although a citizen's task group is welcomed.

Steve Wentzell 2<sup>nd</sup>

VOTE 3-0

All in Favor

Information shared regarding; the "Green Memo" from Margaret S. and The Pam Am Meeting -which will be going forward although concerns were voiced.

- Bills & Minutes

Jennifer Gibbons will forward the minutes from the meeting in June to PB Office and members for review. Additionally, the full board will vote on July minutes in Sept..

Steve Wentzell motioned to adjourn

Jennifer Gibbons 2<sup>nd</sup>

VOTE 3-0

All in Favor

Adjourn (8:57 PM)