

**PLANNING BOARD MINUTES**

**November 5, 2009**

**Ayer Town Hall**

**1 Main Street**

**Ayer, MA. 01432**

In attendance: Mr. Peter Johnston-Chair, Mr. Glenn Garber, Mr. Mark Fermanian & Mr. Steve Wentzell

(Susan Sullivan/Office Mgr.).

7:00 PM General Business:

- G.V. Moore/ANR

Calvin Moore presented plans. After discussion, Glenn G., stated this was not an ANR but possibly subdivision or Variance as there is no frontage on the smaller lot. Calvin is going to speak to his engineer and come back to the board at a later date.

- Eliades/ANR

Steve Mullaney presented plans. Parcel A conveyed with Groton piece of land which has enough required frontage (156.77'). Parcel B will be retaining the existing frontage (29.38').

Mark Fermanian motioned to approve the ANR plan 427C for Eliades/Kingsbury Realty as the plans show adequate frontage.

Steve Wentzell 2<sup>nd</sup> VOTE 3-1 (G. Garber) Motion carries

- Ridge View/Tri party.

Steve Wentzell motioned to approve and endorse the agreements based on the recommendations of DPW Superintendent, Tata & Howard and Town Admin.

Glenn Garber 2<sup>nd</sup> VOTE 4-0 All in Favor

- Autumn Ridge/Signatory

Steve Wentzell motioned to endorse the covenant release as previously approved by this board on 9-4-08.

Mark Fermanian 2<sup>nd</sup> VOTE 4-0 All in Favor

- Judi Barrett C.O.G./Zoning by-laws

Judi requested to reschedule.

Board agreed on Thursday Nov. 12 @ 7 PM for Zoning By-law workshop

Steve Wentzell motioned to approve the minutes from October 1, 2009 as written

Glenn Garber 2<sup>nd</sup> VOTE 4-0 All in Favor

Mark Fermanian motioned to adjourn

Steve Wentzell 2<sup>nd</sup> VOTE 4-0 All in Favor

Adjourn