



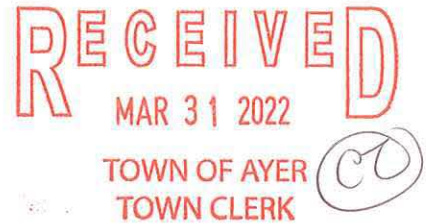
PLANNING BOARD

Town of Ayer

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Approved 2/22/2022



Minutes of February 8, 2022 - Ayer Planning Board Meeting

Location: via Zoom

Meeting was recorded and then broadcasted on APAC

Members Present: Geof Tillotson, Chairman; Ken Diskin, Vice Chairman; and Jonathan Kranz, Clerk and Nathan King

Absent: Nathan King and Julie Murray

Also Present: Mark Archambault, Town Planner

Chairman Tillotson called the meeting to order at 6:15 PM.

At 6:15 PM Chairman Tillotson read aloud the notice allowing for remote participation meetings as stated on the posted agenda.

General Business

Approve the Agenda

At 6:16 PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye

Covenant and Bond Releases – None

Discussion of Zoning Bylaw amendments for Annual Town Meeting

Correct Light Industrial district min. lot size

Mr. Mark Archambault shared with the Board the draft public hearing notice for the Zoning Bylaw change to correct the Table of Use to have the Light Industrial zone shown as 20,000 sq. ft. and not 120,000 sq. ft. Mr. Archambault stated that all the Zoning amendments will have their public hearings at the March 8th meeting.

Both Mr. Ken Diskin and Mr. Geof Tillotson had some minor corrections to the draft notice which Mr. Archambault corrected and will be included in the final, published notice.

Form-based Code corrections

Mr. Archambault shared the draft notice for the proposed corrections to the West Main Street Form-based Code sections on the Zoning Bylaw. Mr. Archambault stated that Mr. Alan Manoian will be at the public hearing to go over the changes and answer any questions the Board or public have.

Mr. Diskin had a few comments regarding the corrections to the Form-based Code section stating that the parking may have already been corrected at a previous town meeting. Mr. Diskin also asked if both Downtown Form-based Code and West Main Street Form-based code were being corrected.

Mr. Archambault mentioned that he will check with Mr. Manoian on those comments.

Definition section of the Ayer Zoning Bylaw, including new definition of multi-family housing, dwellings, and re-ordering of listed definitions

Mr. Archambault shared the last of the draft public hearing notices for March 8th which is for reordering the listed definitions as well as changing four definitions.

Mr. Ken Diskin mentioned that he met with Building Commissioner, Charles Shultz, to discuss the proposed changes in the definitions to ensure they were the same as what was listed in the Building Code.

Mr. Archambault shared the draft proposed definitions changes with the Board.

The Board reviewed these draft definitions that will be further discussed at the March 8th hearing.

Discussion of 'Available Land Prioritization and Acquisition Considerations'

Chairman Tillotson mentioned that recently a parcel of land came up for sale that was not brought to the town's attention that could have been a valuable piece of land. Chairman Tillotson stated that the Conservation Commission has done a great job of creating their list of valuable land to preserve and feels that the Planning Board is also doing their part with the Open Space Residential Subdivision Bylaw that preserves open space in town. Chairman Tillotson mentioned that depending on the piece of land for sale, different departments in town would have interest. Chairman Tillotson suggested that if a piece of land becomes available the Conservation Commissions list of valuable land be checked as well as any other lists that may exist.

Mr. Diskin mentioned that there is a process already for all Chapter 61 lands in town which gives the town first right of refusal. Mr. Diskin mentioned that with additional money being held in CPC funding it gives the town more opportunities to funding. Mr. Diskin also said that there is another also a group looking for land for a senior center. Mr. Diskin liked Chairman Tillotson's suggestion that there needs to be more town involvement in the acquisition of land as it becomes available.

Chairman Tillotson suggested that the Land Use Committee be made aware of the Boards suggestion of more involvement in land acquisition and creating a process on how to do that and will draft a memo to be shared with the Land Use Committee.

Discussion of 'Rock Removal Regulations'

Mr. Diskin stated that at the last meeting MR. Archambault was asked to see if the Rock Removal could be done as a regulation or if it would need to be a bylaw.

Mr. Archambault stated that he found a few towns that have rock removal regulations in place. Mr. Archambault stated that he could draft a short draft proposed regulation for the Board to review at the next meeting.

Mr. Diskin asked if the regulation would be called rock removal or blast regulations.

Chairman Tillotson stated that the regulation would be for rock removal since there are many ways to remove rock from a site.

Mr. Diskin asked Mr. Archambault to investigate how this regulation would be named to see if it could be an excavation regulation.

Mr. Kranz wanted to ensure that the regulation would refer to the removal on ledge and not screening and removal any type of rock from a site.

Chairman Tillotson agreed that the regulation is for the removal of ledge on a site.

Discussion – Short-term Rentals

Chairman Tillotson mentioned that he is getting close to getting ready to draft a short-term rental regulation and asked Mr. Archambault if he knew of any templates for regulations he could use.

Mr. Archambault mentioned that the regulations are all different and didn't know of a template.

Mr. Kranz mentioned that there are both pros and cons for short-term rentals and asked if the Board should hold a public forum regarding the issue to see if people in town want them or if our apartment base in town is too important to lose to short-term rentals.

Chairman Tillotson stated that there is a State Law now, that allows the Town to collect taxes on the rentals as well as limit the days to rent. Chairman Tillotson stated that he would welcome a discussion on the matter of limiting the number of days on a site as well as adding taxes to the short-term rentals as they are a strain on the Town's resources.

Mr. Diskin stated that the issue should be discussed with the whole Board and does not see a need to rush on the item as there are many other things that he feels are more important that the Board needs to focus at this time.

Mr. Kranz stated that when summer comes, he sees short-term rentals being more of a concern to those that live near the lakes as it has in the past.

Mr. Diskin said that as the Bylaws stand now, short-term rentals are not allowed and any violation of that would be handled as it has in the past with the Zoning Enforcement officer and the Zoning Board of Appeals.

Town Planner Update

Mr. Mark Archambault mentioned that the Open Space Residential Subdivision Rules and Regulations sub-committee has been meeting weekly and have made great progress on the regulations which should be ready for the Board to review soon.

Meeting Minutes January 25, 2022

Tabled to the next meeting on February 22, 2022

New Business/Old Business

None

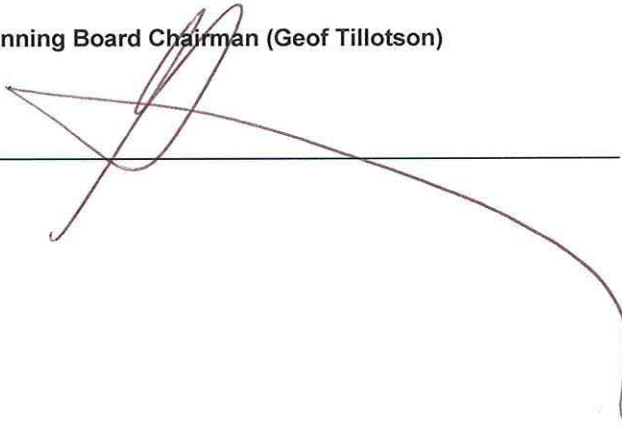
Meeting Adjournment

At 7:18 PM Jonathan Kranz made a motion to adjourn. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 2/22/22
Date

Planning Board Chairman (Geof Tillotson)

A handwritten signature in dark ink, appearing to be "Geof Tillotson", is written over a horizontal line. The signature is stylized with a large loop and a long, sweeping tail that extends to the right.