



## PLANNING BOARD

### Town of Ayer

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Approved 2/22/2022



#### Minutes of January 25, 2022 - Ayer Planning Board Meeting

Location: via Zoom

Meeting was recorded and then broadcasted on APAC

**Members Present:** Geof Tillotson, Chairman; Jonathan Kranz, Clerk and Nathan King

**Absent:** Ken Diskin, Vice Chairman and Julie Murray

**Also Present:** Mark Archambault, Town Planner

Chairman Tillotson called the meeting to order at 6:18 PM.

At 6:18 PM Chairman Tillotson read aloud the notice allowing for remote participation meetings as stated on the posted agenda.

#### General Business

##### Approve the Agenda

At 6:19 PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King and Chairman Tillotson, aye

Covenant and Bond Releases – None

Continued Public Hearing, Definitive Subdivision, Wright Road Stratton Hill

Continued Public Hearing, Stormwater Management Permit, Wright Road, Stratton Hill

Continued Site Plan Review, Ayer Zoning Bylaw Section 9.6, Land Clearing and Grading, Wright Road Stratton Hill

*Present: There were no applicant representatives present at the time of the meeting*

At 6:20 PM Mr. Jonathan Kranz made a motion to open the continued public hearing for the Definitive Subdivision for Stratton Hill off Wright Road. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

At 6:20 PM Mr. Jonathan Kranz made a motion to open the continued public hearing for the Stormwater Management Permit for the Stratton Hill subdivision off Wright Road. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

**At 6:20 PM Mr. Jonathan Kranz made a motion to open the continued Site Plan Review for Land Clearing and Grading for the Stratton Hill Subdivision off Wright Road. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.**

Mr. Archambault read into the record a letter dated January 20, 2022, from Attorney Robert Collins on behalf of his client, property owner Moulton Construction Corporation requesting a withdrawal without prejudice for the Definitive Subdivision, Stormwater Management Permit and Site Plan Review application. Also requested in the letter is a credit to future applications for fees previously paid.

Chairman Tillotson mentioned that the letter received from Attorney Collins was in response to a letter sent by the Board on January 4<sup>th</sup> requesting that the applicant either continue the current process to a conclusive Board vote, or withdraw its application without prejudice.

**At 6:23 PM Mr. Jonathan Kranz made a motion to accept the letter dated January 20, 2022, from Attorney Collins as read into the record for the withdrawal without prejudice for the Definitive Subdivision Plan, Stormwater Management Permit and Site Plan Review for Land Clearing and Grading for the proposed Stratton Hill Subdivision off Wright Road. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.**

**At 6:24 PM Mr. Jonathan Kranz made a motion to accept the request to allow for a credit for future filings as requested. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye and Chairman Tillotson, aye.**

**At 6:26 PM Mr. Jonathan Kranz made a motion to close the public hearing for the Definitive Subdivision for Stratton Hill, off Wright Road. Mr. Nathan King seconded. Vote to approve by roll call vote: Ms. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson aye.**

**At 6:27 PM Mr. Jonathan Kranz made a motion to close the public hearing for the Stormwater Management Permit for Stratton Hill subdivision on Wright Road. Mr. Nathan King seconded. No discussion. Vote by roll call vote: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye and Chairman Tillotson, aye.**

**At 6:27 PM Mr. Jonathan Kranz made a motion to close the Site Plan Review for Stratton Hill off Wright Road. Mr. Nathan King seconded. No discussion. Vote by roll call vote: Ms. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson aye.**

#### **Town Planner Update**

Mr. Archambault stated that he has been working on the Open Space Residential Development Regulations and Guidelines and they are complete. Mr. Archambault stated that the working group which has both Mr. Kranz and Mr. Diskin in the group will be meeting this week to start going over regulations so that they can be brought to the Board, hopefully later in February.

#### **Meeting Minutes January 11, 2022**



**At 6:29 PM Mr. Jonathan Kranz made a motion to approve the minutes from the January 11, 2022, meeting as amended. Mr. Nathan King seconded. No discussion. Vote by roll call vote: Ms. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson aye.**

### **Old Business/ New Business**

#### **Tree Plan**

Mr. Kranz updated the Board on the Tree Plan that was initiated by Mr. Mark Wetzel while he was still the Superintendent of the Department of Public Works. An outside consultant drafted the plan which records the location, condition, and species of all the town owned trees, i.e., trees along public ways, right of ways and on town property. The plan makes recommendations for removals or pruning and suggests native species that could be used as replacements. An additional section calculates the economic value of Town trees based on potential property value increases and estimated heating and cooling savings.

#### **Light Industrial Zone Square Footage**

Chairman Tillotson reported on the error in the Zoning Bylaw of the 120,000 square feet listed in the use table for Light Industrial and the 120 square feet in the Bylaw. According to town council, KP Law to correct the error in the Bylaw it should be brought to town meeting.

Chairman Tillotson mentioned that Mr. Ken Diskin is also in the process of looking over the West Main Street Form Based Code section in the Bylaw that will also require an article at town meeting to correct some spelling errors.

#### **Rock Removal Regulation/Bylaw**

Chairman Tillotson stated that he has been speaking with Mr. Archambault about having a regulation over a bylaw when it comes to regulating rock removal. Chairman Tillotson stated it is a matter that needs to be looked into further and will bring it back to the Board when there is more information.

#### **Short term Rentals**

Chairman Tillotson stated that short term rentals is another item that will be investigated to see if a regulation is needed over a bylaw. Chairman Tillotson stated that there is a Mass General Law regarding Short Term Rentals, and the City of Boston has passed a bylaw on short term rentals. Chairman Tillotson mentioned that short term rentals is something that the Affordable Housing Committee is very interested in and would like the Board to act on since the town has a limited number of rental properties now any loss in the number of rentals would greatly affect the residents of the town.

#### **Looking Forward Presentation**

Chairman Tillotson stated that the Looking Forward Presentation was part a meeting last May and went over the items approved by the Board in 2020. Chairman Tillotson wanted to review the presentation again to show the Board all the items approved and what has been constructed at this time.

Ms. Heather Hampson, Administrative Coordinator, gave an update on all the building permits issued for the approved Planning Board projects.

#### **New Business**

##### **Permitting Software**

Chairman Tillotson mentioned that the Town is in the process of working with a group to start using an online permitting software which will hopefully streamline the approval process for internal review of all incoming projects. Chairman Tillotson stated that with the number of projects in town and the department involved the software should make the process easier for staff and applicants.

**Meeting Adjournment**

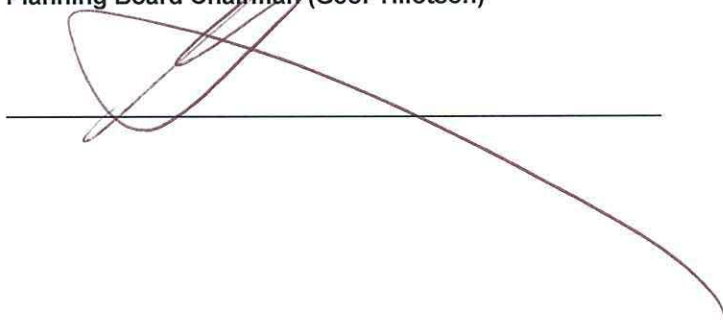
**At 7:00 PM Jonathan Kranz made a motion to adjourn. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.**

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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.