



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

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Approved 5/23/2023

Minutes of May 9, 2023 - Ayer Planning Board Meeting

Location: Via Zoom

Meeting was recorded and then broadcasted on APAC



Members Present: Jonathan Kranz, Chairman; Ken Diskin, Vice Chairman; Julie Murray, and Nathan King

Absent: Geof Tillotson, Clerk

Chairman Kranz called the meeting of the Planning Board to order at 6:15 PM and read aloud the notice posted on the top of the agenda allowing for remote participation for public meeting per Chapter 2 of the Acts of 2023.

General Business

Approve the Agenda

Chairman Kranz asked to add the approval of the March 28, 2023, minutes.

At 6:17 PM Ms. Julie Murray made a motion to approve the agenda as amended. Mr. Nathan King seconded. No discussion. Roll call vote to approve: Ms. Julie Murray, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; and Chairman Kranz, aye.

Continued Public Hearing, Site Plan, Special Permit and Stormwater Permit – Nasoya Foods, USA 1 New England Way

Present: There were no representatives for the applicant present.

At 6:18 PM Mr. Nathan King made a motion to open the continued public hearing for Site Plan Review, Special Permit and Stormwater Management Permit for an addition for Nasoya Foods, USA 1 New England Way. Ms. Julie Murray seconded. No discussion. Roll call vote to approve: Ms. Julie Murray, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; and Chairman Kranz, aye.

At 6:19 PM Mr. Nathan King made a motion to continue the public hearing for Site Plan, request for Special Permit and Stormwater Management permit for Nasoya Foods, USA 1 New England Way till the May 23, 2023, meeting. Ms. Julie Murray seconded. No discussion. Roll call vote to approve: Ms. Julie Murray, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; and Chairman Kranz, aye.

Public Hearing Site Plan Review 0 Sculley Road

At 6:21 PM Mr. Nathan King made a motion to open the public hearing for Site Plan Review 0 Sculley road. Ms. Julie Murray seconded. No discussion. Roll call vote to approve: Ms. Julie Murray, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; and Chairman Kranz, aye.

At 6:22 PM Mr. Nathan King made a motion to continue the public hearing for 0 Sculley Road to the May 23, 2023, Planning Board meeting. Ms. Julie Murray seconded. No discussion. Roll call vote to approve: Ms. Julie Murray, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; and Chairman Kranz, aye.

Review, ANR 0 Bligh Street

Present: Cal Goldsmith, GPR, Inc.

Mr. Cal Goldsmith, Engineer/Representative for the applicant, presented to the Board the assessors' map; showing the property in question. Mr. Goldsmith gave a brief explanation of the property's history and layout. Mr. Goldsmith went over the proposed ANR plan which includes part of Grove Pond. The owner of the property is selling it to a new buyer which is not interested in the Grove Pond section. The ANR will separate the Grove Pond back area from the front part of the property. The proposed Lot B will have a small section that connects to Bligh Street and the current owner will retain Lot B and the new owner will have Lot A.

Mr. Nathan King asked if the deeded right of way is created on the parcel will it come to the Board in a Site Plan application.

Mr. Goldsmith stated that the right of way would be part of site plan, that the Board will review, if it is created as part of the agreement of the sale.

Mr. Ken Diskin had a question on note #3, requesting more detail as well as a question on the note above the signature block.

Mr. Goldsmith went over note #3 limit of use due to DEP involvement from the site being filled.

Mr. Goldsmith stated that the note above the signature block is on all their plans and that it simply protects the Planning Board by stating that the plan is only being created and does not need subdivision approval.

At 6:36 Mr. Ken Diskin made a motion to endorse the ANR plan for 0 Bligh Street titled Plan of Land, 0 Bligh Street creating lot a and b dated April 12, 2023. Mr. Nathan King second. Vote to approve by roll call vote: Mr. Nathan King, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye; and Chairman Kranz, aye.

Meeting Adjournment

At 6:38 PM Chairman Kranz made a motion to adjourn the meeting.

Minutes recorded and submitted by Heather Hampson, Conservation Agent

Planning Board Approval

5/23/23
Date

Planning Board Chairman (Jonathan Kranz)

