



## PLANNING BOARD

Town of Ayer

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Approved 12/7/2017

### Minutes of the November 2, 2017 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

**Members Present:** James Fay, Chair, Mark Fermanian, Clerk (arrived at 6:19 PM), Geof Tillotson, and Sue Kennedy

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

**Chairman Jim Fay called the meeting to order at 6:15 PM.**

#### General Business

**Approve the Agenda** for the meeting. Mr. Geoff Tillotson suggested that the minutes be moved to the end of the meeting to not keep those present in the audience waiting.

**At 6:17 PM Mr. Geof Tillotson moved to accept the agenda, Ms. Sue Kennedy seconded. No discussion. Unanimous vote to accept. (3-0)**

#### Request for Lot Release Nashua Street Extension

*Present: Calvin Moore, owner*

Chairman Fay stated that the original request was for 8 lots to be released from the covenant at Nashua Street Extension. Mr. Mark Wetzel, Department of Public Works Superintendent, wrote a letter to the Planning Board suggesting that 5 lots be released.

**At 6:19 PM Mr. Geoff Tillotson made a motion to release 5 lots from the covenant at Nashua Street Extension. Ms. Sue Kennedy seconded. No discussion. The Board voted unanimously to approve. (3-0)**

#### Continued Public Hearing –Site Plan Review, Ayer Solar II LLC

*Present: number of area residents*

Chairman Fay stated to those present that without the applicant present they would not be able to move forward with the Site Plan Review of Ayer Solar II and would move on to the review of the meeting minutes. Chairman Fay informed those present that the Board has drafted a set of special conditions that they will use in the approval of the project.

**At 6:20 PM Mr. Geoff Tillotson made a motion to close the public hearing for the Site Plan Review of Ayer Solar II. Ms. Sue Kennedy seconded. No discussion. The Board voted unanimously to approve. (4-0).**

Chairman Fay stated that since the applicant has not shown up to the meeting at this time, the Board will on to review the meeting minutes.

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General Business – Minutes

**Minutes from September 21, 2017**

At 6:21PM Mr. Geoff Tillotson made a motion to approve the minutes from September 21, 2017 as written. Mr. Mark Fermanian seconded. No discussion. The Board voted unanimously to approve. (4-0).

**Minutes from October 5, 2017**

At 6:22PM Mr. Geoff Tillotson made a motion to approve the minutes from October 5, 2017 as written. Mr. Mark Fermanian seconded. No discussion. The Board voted unanimously to approve. (4-0)

**Minutes from October 11, 2017**

At 6:23 PM Ms. Sue Kennedy made a motion to approve the minutes from October 11, 2017 as written. Mr. Geoff Tillotson seconded. Mr. Tillotson stated that he had some amendments to the minutes and wished to vote on them at a later time.

Ms. Kennedy withdrew her motion.

**Minutes from October 19, 2017**

At 6:25 PM Mr. Geoff Tillotson made a motion to approve the minutes from October 19, 2017 as written. Ms. Sue Kennedy seconded. No discussion. The Board voted unanimously to approve. (4-0)

Continued Public Hearing, Site Plan Review Ayer Solar II

*Present: Kyle Burchard and Cal Goldsmith, GPR Engineering; Jason Talerman, Mead, Talerman & Costa LLC; and a number of area residents*

Chairman Fay stated that the comments period for the hearing on Ayer Solar II had been closed earlier in the meeting and now the Board would move on to internal deliberation.

At 6:27 Chairman Fay read a list of proposed draft special conditions of approval drafted by Town Planner, Mark Archambault into the record.

**At 6:29 PM Mr. Geoff Tillotson made a motion to approve the site plan for Ayer Solar II with special conditions as presented. Mr. Mark Fermanian seconded. Discussion as follows:**

Mr. Jason Talerman, representative from Mead, Talerman & Costa, stated that they are fine with all the conditions except number 10 describes the bonding for the project.

Chairman Fay stated that at the last meeting Mr. Adam Costa agreed to the bonding proposed for the project.

Mr. Talerman stated that Mr. Costa agreed to a security of some form but questioned the need for a bond. Mr. Talerman suggested that a covenant be allowed for the bonding of the road construction and that power for the panels will not be turned on until the road construction is completed and inspected.

Mr. Talerman stated that bonding the road construction is not a legal request even under the subdivision regulations.

Chairman Fay stated that a covenant will be added to the type of surety allowed for the project.

Ms. Sue Kennedy stated that she had some concern with condition number four on the draft that discusses screening allowed and limit of screening. Ms. Kennedy mentioned that at the last meeting she requested that screening include evergreens and that screening include the rail trail.

Mr. Calvin Goldsmith stated that he had no issue with adding that language to the conditions and suggested walking the site to locate where evergreens would be added to the planting plan.

**At 6:47 PM Mr. Geoff Tillotson made a motion to amend the motion to approve the special conditions for the Ayer Solar II to include the discussed amendments. Mr. Mark Fermanian seconded. No further discussion. The Board voted unanimously to approve. (4-0)**

**Minutes from October 11, 2017.**

**At 6:53 PM Ms. Sue Kennedy made a motion to approve the minutes as written, Mr. Geoff Tillotson seconded the motion. Discussion went as follows:**

Mr. Geoff Tillotson had some minor corrections and comments on the minutes.

**At 6:56 PM Ms. Sue Kennedy made a motion to amend the motion to approve the minutes as amended. Mr. Mark Fermanian seconded. No further discussion. The Board voted unanimously to approve. (4-0)**

#### Continued Public Hearing, Proposed amendments to Ayer Zoning Bylaws

**At 7:00 PM Mr. Geoff Tillotson made a motion to continue the public hearing for the proposed amendments to the Zoning Bylaws to the next Planning Board meeting on December 7<sup>th</sup>. Mr. Mark Fermanian seconded. No discussion. The Board voted unanimously to approve. (4-0)**

#### Town Planner update

Mr. Mark Archambault stated that he is working with staff in town hall on reviewing and making revisions to the proposed Bylaws. Mr. Archambault stated that he hopes to be done with the revisions in the next month in time to bring them to a public input meeting before Town meeting in March.

Mr. Archambault also stated that he is working on revising the Board Rules and Regulations, and will bring them to a later meeting for the Board to review.

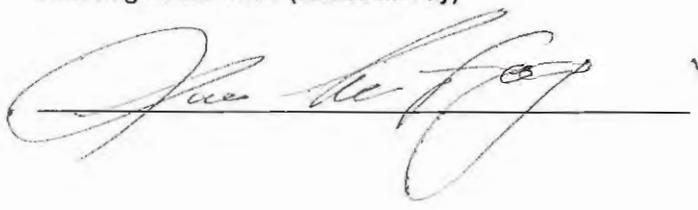
#### Meeting Adjournment

**7:06 PM Mr. Mark Fermanian motioned to adjourn the Planning Board meeting. Mr. Geoff Tillotson seconded. No discussion. The Board voted unanimously to adjourn. (4-0)**

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 12/7/17  
Date

Planning Board Chair (James M. Fay)



A handwritten signature in cursive script, appearing to read "James M. Fay", is written over a horizontal line.