

Town of Ayer  
**Planning Board**

Ayer Town Hall – 1 Main Street – Ayer, MA 01432 – 978-772-8220 x 144



**Minutes of August 8, 2023 - Ayer Planning Board Meeting**

Location: First Floor Meeting Room, Ayer Town Hall, 1 Main Street

Meeting was recorded and then broadcasted on APAC

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

**Absent:** Julie Murray and Nathan King

Chairman Kranz called the meeting of the Planning Board to order at 6:15 PM.

**General Business**

**Approve the Agenda**

At 6:15 PM Mr. Geof Tillotson made a motion to approve the agenda as amended. Mr. Ken Diskin seconded.

Discussion – Chairman Kranz mentioned that he would like to add the additional member to the Devens Committee and add discussion on the site plan decision. A unanimous vote to approve with amendments. (3-0-0)

**Community Preservation Committee (CPC) appointment**

At 6:16PM Mr. Geof Tillotson made a motion to appointment Ms. Julie Murray to the Community Preservation Committee as a representative for the Planning Board. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (3-0-0)

**Devens Committee appointment**

Mr. Danny Ruiz, Town Planner, mentioned that the Board should wait till next meeting since there are two members absent this evening.

Mr. Tillotson mentioned that the first meeting of the Devens Committee is tomorrow evening which will give a better idea of what the Board will do.

**Stormwater Utility Fund appointment**

Chairman Kranz stated that this will also be taken up at the next meeting on the 22<sup>nd</sup> but did express interest in severing on the Stormwater Utility Fund committee.

**Continued Public Hearing – Site Plan Review and Stormwater Management Permit, 201-205 West Main Street – DMG Investments**

*Present: Attorney Thomas Gibbons and DMG Investments*

**At 6:22 PM Mr. Geof Tillotson made a motion to open the public hearing for Site Plan Review and Stormwater Management Permit for 201-205 West Main Street. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (3-0-0)**

Attorney Thomas Gibbons stated that he understood that there would be two Board members absent this evening and will request a continuance to the next meeting till the August 22<sup>nd</sup> meeting where he hopes the Board can vote on the peer review consultant for the project and open the hearing for the Aquifer Protection District.

Mr. Ruiz stated the request for proposals for the peer review are almost complete and will be ready for vote on the 22<sup>nd</sup>.

**At 6:25 PM Mr. Geof Tillotson made a motion to continue the public hearing for Site Plan Review and Stormwater Management Permit for 201-205 West Main Street to the next Planning Board meeting on August 22<sup>nd</sup>. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (3-0-0)**

#### **Board Discussion**

#### **Project Updates**

Mr. Ruiz gave the Board a brief update on the Stratton Hill Definitive Subdivision project stating that the public hearing will open in October due to meeting deadline dates and the applicant's availability. 201-205 West Main Street will have the Special Permit for the Aquifer Protection at the next meeting on August 22<sup>nd</sup>.

Mr. Ruiz informed the Board that Curley Circle was not placed on the agenda this evening for a bond reduction due to a condition of the approval for the subdivision not being completed at this time.

Mr. Ruiz updated the Board on 27 -29 Harvard Road. A meeting is scheduled for Thursday with GPR and property owner Ted Maxant and the Building Commissioner/Zoning Enforcement Officer to discuss the concerns that were raised during a Land Use meeting with other Town Departments.

#### **Discussion - Planning Board fee schedule**

Mr. Ruiz presented the Board with a chart showing surrounding town fees for various planning permits. The Board reviewed the fee chart and had a brief discussion on the town's current fees and possible changes. The discussion will be on the next agenda on August 22<sup>nd</sup> for Mr. King and Ms. Murray to comment on.

#### **Discussion - Draft Site Plan Approval and Special Permit Decision**

Mr. Ruiz stated that he reviewed and modified the existing approvals and decisions and gave the Board a new draft to review and discuss.

The Board reviewed the new draft approval and had a few minor comments and had a brief discussion on the draft and thanked Mr. Ruiz for his work on the modifications.

#### **Approval of Meeting Minutes from June 27, 2023**

At 7:20 PM Mr. Ken Diskin made a motion to approve the minutes from the June 27, 2023, meeting as presented. Mr. Geof Tillotson seconded. No discussion. Unanimous vote to approve. (3-0-0)

**Approval of Meeting Minutes from July 25, 2023**

At 7:21 PM Mr. Ken Diskin made a motion to approve the minutes from the July 25, 2023, meeting as presented. Mr. Geof Tillotson seconded. No discussion. Unanimous vote to approve. (3-0-0)

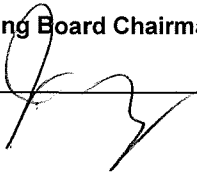
**Adjourn**

At 7:22 PM Mr. Geof Tillotson made a motion to adjourn.

Minutes recorded and submitted by Heather Hampson, Conservation Agent

Planning Board Approval 9/12/2023  
Date

Planning Board Chairman (Jonathan Kranz)

  
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