



Town of Ayer  
**Planning Board**

Ayer Town Hall – 1 Main Street – Ayer, MA 01432 – 978-772-8220 x144

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**Minutes of January 9, 2024 - 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; Geof Tillotson, (via zoom) Clerk; Nathan King and Julie Murray (via zoom, arrived at 6:19PM)

**Absent:** Danny Ruiz, Town Planner

Chairman Kranz called the meeting of the Planning Board to order at 6:17 PM.

**General Business**

**Approve the Agenda**

At 6:18 PM Mr. Ken Diskin made a motion to approve the agenda. Mr. Nathan King seconded. Chairman Kranz mentioned that there will be no project update or discussion on the Table of Use this evening. Mr. Geof Tillotson requested the approval of the meeting minutes from November 28<sup>th</sup> be added to the agenda. Vote to approve the agenda as discussed: Mr. Geof Tillotson, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; and Chairman Kranz, aye.

**Continued Public Hearing, Off Wright Road, "Stratton Hill" Definitive Subdivision and Open Space Residential Development Plan**

Chairman Kranz stated that the applicant has requested that the hearing be continued to the February 27<sup>th</sup> meeting and an extension to allow the Board till March 29<sup>th</sup> to file a decision. Chairman Kranz read the letter dated January 4, 2024 from Attorney Robert Collins requesting the continuance into the record.

At 6:22 PM Mr. Geof Tillotson made a motion to continue the public hearing for the Definitive Subdivision and Open Space Residential Development Plan to the Planning Board meeting on February 27<sup>th</sup>. Mr. Nathan King seconded. Mr. Ken Diskin expressed concern regarding the March 29<sup>th</sup> date for decision may not be enough time for the Board to review the project. Chairman Kranz assured Mr. Diskin that if the Board needed another extension for a decision the applicant would grant one. Vote to approve the agenda as discussed: Mr. Ken Diskin, aye; Ms. Julie Murray, aye; Mr. Geof Tillotson, aye; Mr. Nathan King, aye; and Chairman Kranz, aye.

**Project Updates**

The Board held a brief discussion regarding the trail at the Shaker Mill Pond subdivision.

**Table of Uses**

Chairman Kranz stated that the Table of Uses discussion will take place at the next meeting. He informed the Board that the discussion is not on changes to the Table of Uses but an information session for the Board to get a better understanding of Table. There will be other discussion on other topics throughout the year as time allows at different meetings.

**Approval of the Meeting minutes from November 28, 2023.**

At 6:29PM Chairman Kranz made a motion to approve the minutes of November 28, 2023 as written Mr. Geof Tillotson seconded. No discussion. Vote to approve: Mr. Geof Tillotson, aye; Mr. Nathan King, aye and Chairman Kranz, aye both Mr. Ken Diskin and Ms. Julie Murray abstained.

**Approval of the Meeting Minutes from December 14, 2023**

At 6:30 PM Mr. Geof Tillotson made a motion to approve the meeting minutes from December 14, 2023 as written. Chairman Kranz seconded. No discussion. Vote to approve: Ms. Julie Murray, aye; Ms. Ken Diskin, aye; Mr. Nathan King, aye, and Chairman Kranz, aye, Mr. Geof Tillotson abstained.


**Adjourn**

At 6:31 PM Mr. Geof Tillotson made a motion to adjourn the meeting.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 1/23/24  
Date

Planning Board Chairman (Jonathan Kranz)



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