



PLANNING BOARD

Town of Ayer

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Approved 11/12/2019

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TOWN OF AYER

Minutes of October 22, 2019 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

Members Present: Ken Diskin, Vice Chairman; Jonathan Kranz, Clerk; Nathan King, and Julie M. Murray (arrived at 6:21PM)

Also Present: Mark Archambault, Town Planner

Absent: Geof Tillotson, Chairman;

Vice-Chairman Diskin called the meeting to order at 6:15 PM.

General Business

Approve the Agenda

At 6:15 PM Mr. Jonathan Kranz made a motion to approve the agenda as amended. Mr. Nathan King seconded. No discussion. Unanimous vote to approve the agenda with the amendment. (3-0-0).

Review, ANR Plan Wright Road and Sandy Way, 2 lots, Joseph McGuane

Present: Neil Gorman, David E. Ross Associates, Representative

Mr. Neil Gorman stated that the proposed ANR was before the Board at their last meeting and due to an error on the plans was withdrawn and resubmitted for this evening with the correction made.

The Board had no comment or questions.

At 6:18 PM Mr. Jonathan Kranz made a motion to endorse the ANR plan dated October 10, 2019 as presented. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (3-0-0)

Public Hearing, Proposed Definitive Subdivision Off Shaker Road, 23 Lots, Daniel and Joel Aho

Present: John Boardman, Places Associates Representative and Dan Aho Owner

Mr. Mark Archambault gave a brief overview of the last meeting on October 8th stating that there was a discussion with the owner of the Shaker Hills golf course regarding the Right of Way along with the details of a traffic study. Mr. Archambault stated that he met with Mr. John Boardman and drafted a scope for the traffic study and has sent it out to five firms stating that the Board would need estimates this week. At the last meeting the Board also saw draft plans that are still under review with the Department of Public Works, and the Board has not received any revised plans at this time.

Mr. John Boardman stated that the Department of Public Works comments on the revised plans are on hold due to the Right of Way discussion from the last meeting. A new plan will be drafted if needed in order to satisfy the owner of the golf course and the use of his Right of Way. Once the golf course and Mr. Aho work out the details with the Right of Way and access to the golf course final design can be worked out. Final revisions may include changes to the layout and minor changes to the Open Space.

Vice-Chairman Diskin asked if final layout could wait till Mr. Aho has heard from the golf course.

Mr. Boardman stated that they will wait to make any changes to the plans till that time and have sent an extension to the deadline into the Planning Office.

Mr. Archambault stated that the Board was granted an extension by the applicant until December 10, 2019.

Mr. Boardman invited the Board to a Site Walk on Saturday Morning at 8:00 AM with the Conservation Commission.

Vice-Chairman Diskin expressed concern with the layout of the house lots and suggested that the project include less lots to allow for easier access to the open space along with removing the first house lot along Shaker Road to make a more open and greener entrance into the subdivision. Vice-Chairman Diskin also stated concerns for snow storage along the intersection of Shaker Road and the subdivision.

Vice-Chairman Diskin also stated that as part of the Subdivision Regulations the Board can request a recreational space within the subdivision.

Mr. Nathan King stated that with the amount of truck traffic a way to control the speed of vehicles through the neighborhood either with signage or speed bumps might be a good idea. Mr. King asked if there would be public access to the open space.

Mr. Boardman stated that they have not received any notice from the Board or the Conservation Commission on who will hold the Open Space or the Conservation Restriction.

Vice-Chairman Diskin stated that Mr. Boardman needs to write a letter to the Town Manager stating clearly who they would like to hold the Open Space and the Conservation Restriction.

Several Abutters from Harvard were present for the hearing and expressed multiple concerns regarding traffic along Shaker Road. Many expressed concerns with added traffic coming from Ayer into Harvard along the narrow Shaker Road and blind corners.

Mr. Archambault stated that the traffic study will look at the amount of traffic that will be generated by the proposed subdivision and look at turns to and from the proposed subdivision.

At 7:10 PM Mr. Jonathan Kranz made a motion to continue the public hearing for the Definitive Subdivision Off Shaker Road to the next Planning Board meeting on November 12, 2019. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (4-0-0)

Discussion, Applications and meeting Materials

Vice-Chairman Diskin stated that the discussion was placed on the agenda by the request of the Chair.

Mr. Archambault stated that he spoke to Chairman Tillotson on the phone regarding his concerns with the Board receiving materials close to or at a meeting which goes against the Board Rules and Regulations. Due to deadlines for Subdivision approvals materials were given to the Board last minute going forward guidelines for OSRD subdivisions will be created. Mr. Archambault informed the Board that they do not have to act or discuss any materials that they have not had a chance to review if they are received at or just prior to a meeting.

Town Planner Update

Mr. Archambault submitted the Board a handout outlining the items that the Board will be looking over through the rest of the year, including the New Zoning Bylaw Amendments for Special Town Meeting, the timeline for the Subdivision Regulations as well as Open Space Residential Subdivision guidelines. Later in 2020 Marijuana Regulations and possible Planning Board in house trainings.

Discussion, Draft Subdivision Regulations

Vice-Chairman Diskin stated that last time the Board discussed the Subdivision Regulations they were looking at Section 4, 6 and 7. Vice-Chairman Diskin stated that Common Driveway and Shared Driveway need to be reviewed in the regulations and definitions.

Old Business

Vice-Chairman Diskin asked if there had been any update on 41 East Main Street.

Mr. Archambault stated that they may need to come back to the Board with a new plan.

Minutes from October 8, 2019

Mr. Jonathan Kranz had a minor correction to the minutes.

At 7:55 PM Mr. Jonathan Kranz made a motion to approve the minutes from the September 24, 2019 meeting as amended. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

Meeting Adjournment

At 7:56 PM Mr. Jonathan Kranz made a motion to adjourn the meeting. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (4-0-0)

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval _____
Date 11/12/19

Planning Board Vice-Chairman (Ken Diskin)


