



PLANNING BOARD

Town of Ayer

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Approved 12/10/2019

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TOWN OF AYER

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Minutes of November 26, 2019 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

Members Present: Geof Tillotson, Chairman; Ken Diskin, Vice Chairman; Jonathan Kranz, Clerk; Nathan King, and Julie M. Murray

Also Present: Mark Archambault, Town Planner

Chairman Tillotson 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 written. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0).

Ms. Julie Murray recused herself from the meeting at 6:16 PM

Review, ANR Plan West Main Street 1 Lot, St. Mary's Parish

Present: Kevin Conover, David E. Ross Associates, Representative

Mr. Kevin Conover from David E. Ross and representative for St. Mary's Parish, stated the church is looking divide the existing property into two lots both will meet lot size and frontage.

At 6:17 PM Mr. Ken Diskin made a motion to accept the plan dated November 2019. Mr. Jonathan Kranz seconded. No discussion. Unanimous vote to approve. (4-0-0)

Mr. Mark Archambault stated that the application is complete and the plan meeting zoning requirements and recommends the Board endorse the plan as presented.

At 6:17 PM Mr. Jonathan Kranz made a motion to endorse the ANR plan for St. Mary's Parish dated November 2019 as presented. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (4-0-0)

Ms. Julie Murray returned to the meeting at 6:18 PM

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

Present: There was no one present at the time of the hearing

Chairman Tillotson stated that the Board received a letter from Mr. John Boardman requesting a continuance to the Boards next meeting on December 10th. Chairman Tillotson read aloud the letter from Mr. Boardman dated November 20, 2019, which also granted that Board an extension for a decision to January 28, 2020.

Chairman Tillotson stated that the Board received another letter into the office from Mrs. Shield's in Harvard an abutter to the project with questions regarding the town lines. A meeting will be set up with Mrs. Shields, Mr. Boardman, Mr. Archambault and Mr. Diskin to discuss the concerns listed in the letter.

At 6:22 PM Ms. Julie Murray made a motion to continue the public hearing for the Definitive Subdivision Off Shaker Road to the next Planning Board meeting on December 10, 2019. Mr. Jonathan Kranz seconded.

Discussion:

Mr. Diskin asked if the extension granted would give the Board enough time to draft at decision on the subdivision.

Mr. Archambault stated that he has informed Mr. Boardman that the new plans for the proposed subdivision need to be into the Planning Office by Wednesday next week in order to get them out to other departments for review. The extension to the last meeting in January the Board should have enough time to review the new plans and draft a decision.

Unanimous vote to approve. (5-0-0)

Request for Bond Release, Nashua Street Extension

Mr. Jonathan Kranz read aloud a letter from Department of Public Works Superintendent, Mark Wetzel dated November 26, 2019 stating that all the work is complete and suggests that the Board release the funds being held for the project.

At 6:27 PM Mr. Jonathan Kranz made a motion to release the remaining \$31,271 that was held in a bond by the town to the developer as requested and recommended by the Department of Public Works Superintendent. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)

Discussion, Draft Subdivision Regulations

Chairman Tillotson stated that he is not prepared to discuss the Draft Subdivision Regulations at the meeting this evening.

Mr. Archambault stated that he did receive comments back from Mr. Mark Wetzel and would like to have the review committee that drafted the regulations meet again to review all of Mr. Wetzel's comments and then bring them to the Board by the beginning of next year.

Old Business

Mr. Ken Diskin stated that the Bylaw amendments delayed the Board signing a new Zoning Map. With the spring and last fall amendments being approved by the Attorney General's office Mr. Diskin wondered when the Board might be able to sign the new Zoning Map.

Mr. Archambault stated that he has been working with Mr. Alan Manoian, Economic Development Director, on getting the changes passed at the last few Town Meetings into the Zoning Bylaw.

Mr. Diskin stated that he was looking for just the Zoning Map so that the Board may sign an official copy for the record and requested that the map be ready for signature at the next meeting.

Mr. Archambault stated that he will contact MRPC in order to the new Zoning Map for the Board to sign at the next meeting.

Town Planner Update

Mr. Mark Archambault stated that he attended a training last week put on by the Citizens Training Planning Corporation and brought copies for all the Board members to read. The training was on overlay districts.

Minutes from November 12, 2019

At 6:37 PM Ms. Julie Murray made a motion to approve the minutes from the November 12, 2019 meeting written. Mr. Ken Diskin seconded. No discussion. Vote to approve. (3-2, Chairman Geof Tillotson and Mr. Jonathan Kranz abstained)

Meeting Adjournment

At 6:38 PM Mr. Jonathan Kranz made a motion to adjourn the meeting. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval

Dec 10, 2019
Date

Planning Board Chairman (Geof Tillotson)


