

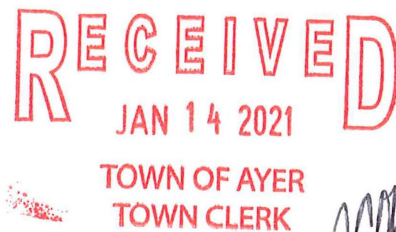
PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

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Approved 1/12/2021



Minutes of December 8, 2020 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall via Zoom

Meeting was recorded and broadcast by APAC

Members Present: Geof Tillotson, Chairman; Ken Diskin, Vice Chairman; Jonathan Kranz, Clerk; Julie Murray and Nathan King (all participating remotely)

Also Present: Mark Archambault, Town Planner

Chairman Tillotson called the meeting to order at 6:15 PM.

At 6:15 PM Chairman Tillotson read aloud the COVID-19 Emergency Order from Governor Baker allowing for remote participation meetings.

General Business

Approve the Agenda

At 6:16PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Ken Diskin, aye; Julie Murray, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; and Chairman Tillotson, aye.

Lot Release, Pleasant Street, Calvin Moore

Mr. Mark Archambault stated that DPW Superintendent Mark Wetzel has received the request for a lot release for Lot 4, 5 and 6 on Pleasant Street. Mr. Archambault read Mr. Wetzel's letter to the Board recommending the release of the lots as requested.

At 6:18 PM Mr. Jonathan Kranz made a motion to release lots 4, 5 and 6 on Pleasant Street from the convent as request. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Ken Diskin, aye; Julie Murray, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; and Chairman Tillotson, aye.

Preliminary Subdivision Plan, 0 Washington Street, Northeast Site Development., LLC & Beals Associates

Present: Larry Beals, Bryan Sutherlin, and Ben Enos from Beals Associates Brian Butler from Oxbow Associates and developer Joseph Levine

Mr. Archambault mentioned that the first thing the Board should do would be to make a motion and vote to accept the proposed Preliminary Subdivision Plan for consideration.

At 6:21 PM Mr. Jonathan Kranz made a motion to accept the Preliminary Subdivision Plan Titled Panther Place dated November 19, 2020 for consideration. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Ken Diskin, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Julie Murray, aye; and Chairman Tillotson, aye.

Mr. Archambault went over the Department comments on the proposed plan that were received by the planning office. The Conservation Commission has issued their findings for the preliminary plan. The Fire Department issued comments regarding any shared driveways and their concerns with access. Mr. Archambault then went over the yield plan and the OSRD proposed preliminary plan mentioning number of lots, the two isolated wetlands on site as well as National Heritage priority habitat area for endangered species that are located on the property.

Chairman Tillotson stated that before the discussion is continued the Board will need to schedule a site visit for the Board to see the property.

Mr. Larry Beals, engineer with Beals Associates, introduced everyone present for the meeting and went over the location of the property. Mr. Beals mentioned the constraints with the property which include two wetlands, the Natural Heritage priority habitat area, as well as an easement for New England Power. Prior to drafting plans test pits were done and soil samples were taken. Mr. Beals went over the yield plan for the Board and then went over the proposed OSRD plan.

Mr. Jonathan Kranz asked if the open space calculation included wetlands and the powerline easement.

Mr. Beals stated that the wetlands were not counted towards the open space, but the powerline easement was included as open space.

Mr. Ken Diskin had a question regarding the ANR lots on Washington Street and asked if they were included on the yield plan to be counted towards the lots in the OSRD. Mr. Diskin also asked if Mr. Beals had seen the Conservation analysis dated December 7th.

Mr. Kranz read the December 7th memo from the Conservation Commission regarding the analysis.

Mr. Beals stated that he had seen the analysis and reviewed the memo.

Chairman Tillotson stated that as part of the analysis the Conservation Commission would like to see development outside the 100-foot buffer zone.

Mr. Beals stated that he would investigate revising the plans to pull the house lots out of the 100-foot buffer.

A site visit is scheduled for Saturday December 12th at 9:00 AM.

At 7:38 PM Mr. Jonathan Kranz made a motion to continue the Preliminary Subdivision review for Washington Street to the next meeting on December 22, 2020. Ms. Julie Murray seconded. No discussion. Mr. Ken Diskin, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Julie Murray, aye; and Chairman Tillotson, aye.

Continued Public Hearing Special Permit 14 Washington Street

At 7:39 PM Mr. Jonathan Kranz made a motion to continue the public hearing for the Special Permit for 14 Washington Street to the next Planning Board meeting on December 22 2020. Ms. Julie Murray seconded. No discussion. Vote to approve: Mr. Ken Diskin, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Julie Murray, aye; and Chairman Tillotson, aye.

Continued Site Plan Review 14 Washington Street

At 7:40 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 14 Washington Street to the next Planning Board meeting on December 22, 2020. Ms. Julie Murray seconded. No discussion. Vote to approve: Mr. Ken Diskin, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Julie Murray, aye; and Chairman Tillotson, aye.

Town Planner Update

Mr. Archambault informed the Board he sent the letter to the engineering firm informing them that the Board received the traffic study for Global Montello.

Mr. Archambault also asked the Board to think about possibly having a special meeting to hold the training on covenants and bonds.

New Business

Chairman Tillotson stated that there is still a dispute from a Harvard resident regarding the Town line between Harvard and Ayer in the Shaker Road area. The Town of Harvard is in possession an engineered plan drafted by an engineer hired by developer Daniel Aho. Chairman Tillotson stated that he would like to have the Board send a letter to the Select Board in Harvard requesting a copy of that plan.

The Board discussed the request and agreed.

Minutes from November 10, 2020

At 7:52 PM Mr. Jonathan Kranz made a motion to approve the minutes of the November 10, 2020 meeting as presented. Ms. Julie Murray seconded. No discussion. Vote to approve: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; and Chairman Tillotson, aye, Mr. Ken Diskin, abstained.

Minutes from November 24, 2020

At 7:53 PM Mr. Jonathan Kranz made a motion to approve the minutes of the November 24, 2020 meeting as presented. Ms. Julie Murray seconded. No discussion. Vote to approve: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; and Chairman Tillotson, aye, Mr. Ken Diskin, abstained

Meeting Adjournment

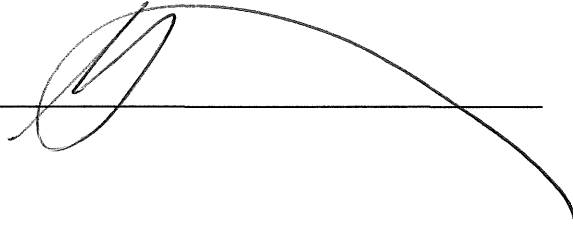
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At 7:54 PM Mr. Jonathan Kranz made a motion to adjourn. Ms. Julie Murray seconded. Vote to approve Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye; and Chairman Tillotson, aye.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 1/12/2021
Date

Planning Board Chairman (Geof Tillotson)



A handwritten signature, likely of Geof Tillotson, is written over a horizontal line. The signature is stylized and cursive, starting with a large 'G' and ending with a long, sweeping horizontal stroke.