



PLANNING BOARD

Town of Ayer

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Approved 12/8/2020

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Minutes of November 10, 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 6:15PM 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. Julie Murray made a motion to approve the agenda with the change that Ayer Solar II will be discussed first. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Julie Murray, aye; Nathan King, aye; Ken Diskin, aye, Jonathan Kranz, aye and Chairman Tillotson, aye

At 6:19 PM Mr. Ken Diskin recused himself from the meeting

Amended Site Plan, Ayer Solar II

Present: Adam Costa from Mead, Talerman & Costa, LLC and Kyle Burchard and Cal Goldsmith, representatives from GPR, Inc.

Mr. Adam Costa mentioned that he sent an email to Mr. Mark Archambault last week regarding the process for the Board's decision on the amendment and concerns with comment letters the Board received. Mr. Costa stated that a lawsuit was filed by the abutters to the property from the conditional approval of the ANR on the site on Washington Street. Due to the outcome of that lawsuit modifications to the plans were made to comply with the court orders. Mr. Costa wanted to remind the Board to only look at the proposed amended plans they cannot go back and amend the original plan or decision as it has already been approved.

Chairman Tillotson stated that the Board has been primarily discussing in all meetings the roadway up to the culvert.

Mr. Costa stated he was clearly addressing the comments from the Department of Public Works to the Board which included additional bonding and elevations in the roadway. The driveway did not move from the original plan.

Chairman Tillotson asked if the applicant, the DPW and Mr. Archambault had discussed construction values for surety.

Mr. Cal Goldsmith stated that with a convent the values are set later.

Mr. Costa mentioned to the Board the conditions in the approval from 2017 that set up the surety for the site for the decommissioning. Mr. Costa mentioned that the applicant is fine with the decommissioning and in the decision, surety is mentioned with no cost value which will be determined later. The driveway into the solar field is not the same as a subdivision.

There was a brief discussion regarding the agreed surety in the 2017 decision and the additional of house lots on the property.

Abutter Kevin Horgan asked if the Board has not seen the court decision how they know the revised plan before them meets the requirements of the decision.

Chairman Tillotson stated that Town Council knows the parameters of the decision and has been contacted prior to this meeting to ensure that the Board is meeting all the requirements.

Chairman Tillotson asked if the DPW needs additional bonding for the driveway.

Mr. Cal Goldsmith stated that there will be no bonding for the driveway.

At 7:05 PM Mr. Jonathan Kranz made a motion to continue the Amended Site Plan for Ayer Solar II to the next Planning Board meeting on November 24, 2020. Ms. Julie Murray seconded. No discussion. Vote to approve: Ms. Julie Murray, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; and Chairman Geof Tillotson, aye

Continued Public Hearing Special Permit 14 Washington Street

Mr. Archambault stated that Mr. Kyle Burchard submitted a letter requesting a continuation for the public hearing for the special permit and site plan review for 14 Washington Street.

At 7:09 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 November 24, 2020. Mr. Nathan King seconded. No discussion. Vote to approve Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Julie Murray, aye; and Chairman Tillotson, aye.

Continued Site Plan Review 14 Washington Street

At 7:10 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 14 Washington Street to the next Planning Board meeting on November 24, 2020. Mr. Nathan King seconded. No discussion. Vote to approve Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Julie Murray, aye; and Chairman Tillotson, aye.

Town Planner Update

Mr. Archambault mentioned that he sent a letter to the owners of 48 Central Ave. and copied Building Commissioner, Charlie Shultz stating the Planning Board is all set and the last Certificate of Compliance can be released.

Mr. Archambault also sent a letter to Mr. Calvin Moore regarding his property at 217 West Main Street and the items that are still outstanding on site.

Mr. Archambault informed the Board that there will be a preliminary subdivision for Washington Street on the December 8th agenda.

Old Business

Global Montello Traffic Study

Chairman Tillotson mentioned that he reviewed the traffic count that was sent to all the Board members earlier. He stated that he had some concern with the numbers being accurate due to COVID and not as many people driving as there normally would be during peak traffic hours. Mr. Mark Wetzel has been asked to look at the report.

Shaker Mill Pond Subdivision

Chairman Tillotson thanked Mr. Ken Diskin for all the research he has completed in looking into the subdivision and property lines.

Minutes from October 27, 2020

Chairman Tillotson mentioned that he had a few comments on the minutes and asked that the approval be tabled to the next meeting on November 24, 2020.

New Business

Meeting Adjournment

At 7:35 PM Mr. Jonathan Kranz made a motion to adjourn. Mr. Ken Diskin seconded. Vote to approve Mr. Nathan King, aye; Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Julie Murray, aye; and Chairman Tillotson, aye.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval

12/8/2020
Date

Planning Board Chairman (Geof Tillotson)


