



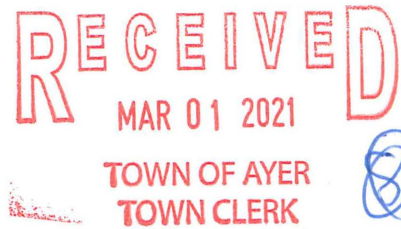
PLANNING BOARD

Town of Ayer

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Approved 2/23/2021



Minutes of February 9, 2021 - 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 6:16 PM 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: Ms. Julie Murray, aye; Mr. Jonathan Kranz, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

Discussion – Peter DeCarolis Littleton Road Bond

Present: Peter DeCarolis, owner of Littleton Road Subdivision

Mr. Peter DeCarolis stated that he is still working with the bank to get the all the documents for the agreement and hopes to have it all set for the Board to review and vote on at the next meeting.

Bond Release –Lot 7 and 8 Riley Jane Subdivision, Calvin Moore

Present: CJ Moore, owner

Mr. CJ Moore stated that he would like to have lots 7 and 8 released from the covenant.

Mr. Mark Archambault stated that the Board received a letter dated February 1, 2021 from Mr. Mark Wetzel, Superintendent of the Ayer Department of Public Works stating the enough work has been completed on site to allow for the release of both lot 7 and 8.

At 6:20 PM Mr. Jonathan Kranz made a motion to release lots 7 and 8 in the Riley Jane Subdivision as requested and stated in the letter from Mark Wetzel, Superintendent of the Ayer Department of Public Works dated February 1, 2021. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Jonathan Kranz; aye, Mr. Nathan King, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

Presentation on Performance Guarantees, Wayne Feiden, Planning Director, City of Northampton

Present: Wayne Feiden, Planning Director for the City of Northampton

Mr. Wayne Feiden gave a brief background of his professional history as a planner. Mr. Feiden then moved on to give the Board a presentation on the different types of performance guarantees, why they are important and went over the different types.

Continued Public Hearing Special Permit 14 Washington Street

At 7:22 PM Mr. Jonathan Kranz made a motion to continue the public hearing for the special permit at 14 Washington Street to the next Planning Board meeting on February 23, 2021. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

Continued Site Plan Review 14 Washington Street

At 7:23 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 14 Washington Street to the next Planning Board meeting on February 23, 2021. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

Town Planner Update

Mr. Archambault stated that the Board will have a public hearing for a Special Permit application submitted by Joseph Levine for 0 Washington Street to vote on the density bonus. There will also be a Site Plan and Special Permit application coming in for McDonald's located at 2 Sandy Pond for modifications to the drive-thru.

Administrative Announcements

Old Business

Mr. Ken Diskin asked if the Board ever received any information from the Select Board in Harvard in response to the letter that was sent.

Chairman Tillotson stated that he the Board has still not heard from the Town of Harvard regarding the Town line. As far as the Board is concerned the Town line presented to them as part of the Subdivision on Shaker Rd is correct.

New Business

Annual Town Election

Chairman Tillotson reminded Board members of the annual town election in spring and stated that there are two seats up for re-election this year. He stated that he hoped that those whose terms are expiring will run again.

Minutes from January 12, 2021

At 7:34 PM Mr. Jonathan Kranz made a motion to approve the minutes from the January 12, 2021 meeting as presented. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr.

Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

Minutes from January 26, 2021

The minutes from the January 26, 2021 meeting are tabled to the next meeting on February 9, 2021.

Meeting Adjournment

At 7:41 PM Mr. Jonathan Kranz made a motion to adjourn. Ms. Julie Murray seconded.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 2/23/2021
Date

Planning Board Chairman (Geof Tillotson)

