



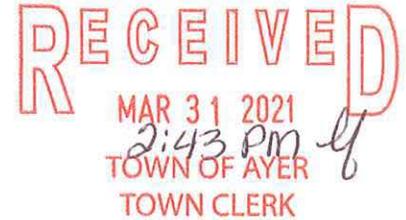
PLANNING BOARD

Town of Ayer

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Approved 3/23/2021



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

Covenant / Bond Release – Riley Jayne Farm Lot 9, CJ Moore

Present: CJ Moore, property owner

Mr. Mark Archambault read aloud the letter dated March 4, 2021 from the Department of Public Works Superintendent Mark Wetzel, recommending that the Board release lot 9 as requested but hold \$25,000 in escrow.

The Board had a brief discussion regarding the road acceptance for the subdivision with Mr. Moore.

At 6:21 PM Mr. Ken Diskin made a motion to approve the release of lot 9 within the Riley Jayne Farm Subdivision per the letter dated March 4, 2021 from Mr. Mark Wetzel Superintendent of the Department of Public Works. Mr. Jonathan Kranz seconded. No discussion. Vote to approve by roll call vote: Mr. Nathan King, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye; Mr. Jonathan Kranz, aye and Chairman Tillotson, aye.

Public Hearing, 0 Washington Street, Panther Place, Density Bonuses

Present: Larry Beals and Ben Enos from Beals Associates, Joseph Lavine, property owner, Attorney Alex Parra and several area residents

At 6:25 PM Chairman Tillotson read aloud the public hearing notice as it was published in the Nashoba Valley Voice.

At 6:27 PM Mr. Jonathan Kranz made a motion to open the public hearing for 0 Washington Street to discuss the density bonuses for the future proposed subdivision. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye and Chairman Tillotson.

Mr. Larry Beals gave a brief overview of the project for those present stating the location of the proposed subdivision, the amount and location of the Open Space, and the location of the powerline easement and the location of the Natural Heritage and Endangered Species area that are located within the project. Mr. Beals then went over the details of the additions that are added to the project that make it eligible to request density bonus lots. Density bonuses are being requested under Section 10.1.5.A.1 of the Ayer Zoning Bylaws for deeded open access to the open space, Section 10.1.5.A.3 of the Ayer Zoning Bylaws for having more than 50% open space in the subdivision, and Section 10.1.5.A.4 of the Ayer Zoning Bylaws for having the solar-ready construction on the dwelling in the subdivision. Mr. Beals went into details on how the proposed meets all the requirements of the Bylaws allowing for the 7 proposed additional building lots.

The Board took several questions from area residents regarding the proposed subdivision.

Chairman Tillotson opened the hearing to questions from the Board.

Mr. Ken Diskin stated that he agrees that the proposed plan meets the requirements for the density bonus for 2 additional lots due to deeded access and 2 additional lots for additional open space. Mr. Diskin requested that additional information be given to show the solar-ready conditions of the houses within the subdivision before he would be willing to vote on the density bonuses.

Mr. Lavine informed the Board that he can provide Mr. Diskin and the rest of the Board plans showing how the houses will be built to be solar ready.

At 7:29 PM Mr. Ken Diskin made a motion to grant the density bonus for two additional lots under Section 10.1.5.A.1 of the Ayer Zoning Bylaws for the deeded public access to the open space. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 7:30 PM Mr. Jonathan Kranz made a motion to grant the density bonus for two additional lots under Section 10.1.5.A.3 of the Ayer Zoning Bylaws for preserving more the 10% open space within the subdivision. Ms. Julie Murray seconded. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

At 7:31 PM Mr. Jonathan Kranz made a motion to continue the public hearing for 0 Washington Street, Panther Place to the next Planning Board meeting on March 23, 2021. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Nathan King, aye; Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

Public Hearing – Special Permit 2 Sandy Pond Rd – McDonald’s Drive Thru Reconfiguration

Site Plan Review, 2 Sandy Pond Rd – McDonald’s Drive Thru Reconfiguration

Present: Jim Cranston, Bohler Engineering

At 7:35 PM Chairman Tillotson read aloud the public hearing notice as it appeared in the paper. Opening a public hearing for 2 Sandy Pond Road for a special permit request and site plan review.

Mr. Archambault went over the history of the site and the proposed site plans which include changes to the existing drive-thru layout. Mr. Archambault mentioned that Mr. Jim Cranston and his team from Bohler have attended several Land Use meetings with several other town departments; there have been some small revisions made to the plans as an outcome from the land use meetings.

Mr. Jim Cranston went over the details of the remodeling project and the site plan changes which include a new drive thru window and replacing and adding a second order/menu board as well as some changes to the parking and drive thru layout. Mr. Cranston said that due to some of the comments received during the land use meetings, the plans have been slightly revised to include changes to the entrance and exit from the property as well as a change to the handicapped parking. These changes are to address concerns regarding the drive thru que blocking handicapped parking spaces, and vehicles entering and exiting the property with the revised drive thru location.

Mr. Diskin expressed his concerns with the new layout and suggested that a detailed traffic study be done on site.

Chairman Tillotson stated that he had concerns with trucks unloading supplies for the restaurant and the location of the trucks parking and exiting the property.

At 8:12 PM Mr. Jonathan Kranz made a motion to accept the plans submitted by Bohler Engineering for the Site Plan and Special Permit Application for 2 Sandy Pond Road for consideration. 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.

At 8:15 PM Mr. Jonathan Kranz made a motion to continue to the public hearing for the Special Permit for 2 Sandy Pond Road to the next Planning Board meeting on March 23, 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.

At 8:16 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 2 Sandy Pond Road to the next Planning Board meeting on March 23, 2021. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

Continued Public Hearing Special Permit 14 Washington Street

At 8:17 PM Mr. Jonathan Kranz made a motion to continue the public hearing for the special permit at 14 Washington Street to the Planning Board meeting on April 27, 2021. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

Continued Site Plan Review 14 Washington Street

At 8:18 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 14 Washington Street to the Planning Board meeting on April 27, 2021. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

Minutes from February 23, 2021

Tabled to the next meeting on March 23, 2021.

Meeting Adjournment

At 8:19 PM Mr. Jonathan Kranz made a motion to adjourn. Ms. Julie Murray seconded. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 3/23/2021
Date

Planning Board Chairman (Geof Tillotson)

