



PLANNING BOARD

Town of Ayer

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Approved 4/27/2021

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TOWN OF AYER
TOWN CLERK

Minutes of March 23, 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 motion to approve the agenda as presented. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Chairman Tillotson, aye.

Street Acceptance – Trevor Trail

Present: CJ Moore, Developer

Mr. Mark Archambault stated that Mr. CJ requests that the Town accept Trevor Trail and part of Pleasant St Ext as a Town Road at the upcoming town meeting. Mr. Moore stated that the Select Board voted on last Tuesday, March 16th to move the acceptance to the Planning Board. Mr. Archambault mentioned that the Board did receive a letter from the Department of Public Works with outstanding punch list items before the town can accept the road.

Mr. CJ Moore stated that he has been working on the items on the DPW punch list and will have them complete before town meeting.

The Board held a brief discussion on the road acceptance.

At 6:26 PM Mr. Jonathan Kranz made a motion to recommend to the Select Board the Road Acceptance layout for Trevor Trail and Pleasant Street Ext as described depending on all items in DPW punch list are completed. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, 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 6:28 PM Mr. Jonathan Kranz made a motion to reopen the hearing for the Special Permit and the Site Plan Review for the McDonald’s at 2 Sandy Pond Road. 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

Mr. Archambault gave an overview from the last meeting and from the site visit that took place on Monday March 15th. Mr. Archambault stated that there was one left over item from the last meeting that needs to be discussed this evening and that is the traffic study for the site. Mr. Archambault stated that he has been working on a draft scope for the study and wanted to discuss the item at the meeting this evening.

Mr. Jim Cranston went over some of the changes to the plans which include modifications to the entrance/exit near the rotary, the location of the dumpster, and a bike rack to be added. These modifications to the plans are a result of the site visit that took place on March 15th and the comments on the site from the Board members. Mr. Cranston stated that the draft traffic study scope was given to GFI review.

Chairman Tillotson stated that the entrance / exit near the rotary will still be two lanes but will be designed to discourage people from making left turns.

Mr. Archambault went over the scope of the traffic study.

Mr. Cranston went over the comments from GFI with the Board and Mr. Archambault.

Mr. Archambault will complete the draft scope of the traffic study based on the comments made at the meeting this evening.

Mr. Dennis Curran, Ayer resident had a few questions and concerns regarding pedestrian access to the property from East Main Street.

The Board discussed Mr. Curran’s concerns.

Mr. Mark Wetzel, Superintendent Ayer Department of Public Works, stated that the rotary is under MassDOT control and any changes within the rotary to add sidewalks, etc. would need to go through them.

At 7:03 PM Mr. Jonathan Kranz made a motion to continue the public hearing for the special permit for 2 Sandy Pond to the Planning Board meeting on April 27, 2021. Ms. Julie Murray 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.

At 7:05 PM Mr. Jonathan Kranz made a motion to continue the site plan review for 2 Sandy Pond Road to the Planning Board meeting on April 27, 2021. Ms. Julie Murray 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, and Attorney Alex Parra

At 7:06 PM Mr. Jonathan Kranz made a motion to open the public hearing for 0 Washington Street, Panther Place. Mr. Nathan King seconded. No discussion. Vote by roll call vote: Mr. Nathan King, aye; Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

Mr. Archambault gave a brief update from the last meeting and went over his staff report stating the Board voted on two of the requested density bonuses at the last meeting and requested additional information before voting on the density bonus for solar ready construction.

Mr. Joseph Lavine went over plans with the Board showing how houses within the proposed subdivision will be built as solar-ready construction.

Mr. Nathan King asked if the solar-ready construction meets the bylaw requirements.

Mr. Lavine stated that the bylaw only requires that 300 sq.ft. of the roof be constructed as solar-ready. Mr. Lavine stated that he typically does the entire roof which is about 750 sq.ft.

The Board discussed Mr. Archambault's draft conditions and findings for the special permit request.

Mr. Archambault read the findings for the special permit into the record.

At 7:54 PM Mr. Jonathan Kranz made a motion to grant the density bonus for three (3) additional lots under Section 10.1.5.A.4 of the Ayer Zoning Bylaws for Solar access and solar ready construction per the findings as stated by the Town Planner in his report and the condition as discussed at the meeting. Ms. Julie Murray seconded. No discussion. Vote by roll call vote: Mr. Nathan King, aye; Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 7:56 PM Mr. Jonathan Kranz made a motion to close the public hearing for 0 Washington Street, Panther Place. Ms. Julie Murray seconded. No discussion. Vote 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, 1 Nemco Way, Catania Spagna Oils

Site Plan Review, 1 Nemco Way, Catania Spagna Oils

Present: Paul Chisolm and Bridget Souza from Keach-Nordstrom Associated, Inc. Joseph Basile, Scott Whitney and Dan Brackett from Catania.

At 7:57 PM Chairman Tillotson read the public hear notice for the Special Permit and Site Plan application for Catania Spagna Oils.

At 7:58 PM Mr. Jonathan Kranz made a motion open the public hearing for the special permit for 1 Nemco Way, Catania Spagna Oils for the proposed addition with the Aquifer Protection District. Ms.

Julie Murray seconded. No discussion. Vote by roll call vote: Mr. Nathan King, aye; Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

Mr. Archambault gave the Board an update from a meeting that took place earlier today regarding the proposed addition with the applicant, himself and Jo-Anne Crystoff, Conservation Administrator. Mr. Archambault stated that the Ms. Crystoff and the Conservation Commission are investigating the existing detention pond on site that is proposed to be filled in to see if it is a jurisdictional wetland or not. The outcome of the decision may drastically change the proposed project and asked if the Board would like to have the applicant wait on the project for the decision from the Conservation Commission.

Mr. Diskin stated that he felt no need to delay hearing the project and asked to proceed.

Mr. Scott Whitney stated that they are before the Conservation Commission with a Notice of Intent and are aware of their concerns. Mr. Whitney mentioned that a lot of research on the property was done before designs were done for the addition and he is confident that the Conservation Commission concerns will be resolved.

Ms. Bridget Souza went over the details of the site and the proposed upgrades to the onsite stormwater management system. The existing stormwater system which includes a stormwater detention basin that will be filled in to make room for a 1,510 sq.ft. building addition. The entire stormwater system will be converted to a subsurface system. Ms. Souza stated that the DPW will have comments back to them regarding the stormwater system in the next few days.

Mr. Paul Chisolm stated that there was a lot of research and time spent on design for this project.

A site visit will be conducted before the next meeting with Mr. Archambault working with the applicant to find a date that works with both parties.

At 8:20 PM Mr. Jonathan Kranz made a motion to continue the public hearing for the special permit for 1 Nemco Way and the Site Plan Review for 1 Nemco Way to the next Planning Board meeting on April 13, 2021. Ms. Julie Murray 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.

Minutes from February 23, 2021

At 8:21 PM Mr. Jonathan Kranz made a motion to approve the minutes from the February 23, 2021 Planning Board meeting as submitted. Ms. Julie Murray 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.

Minutes from March 9, 2021

At 8:22 PM Mr. Jonathan Kranz made a motion to approve the minutes from the March 9, 2021 Planning Board meeting as submitted. Ms. Julie Murray seconded. N 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.

Meeting Adjournment

At 8:23 PM Mr. Jonathan Kranz made a motion to adjourn. Ms. Julie Murray 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.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 4/27/2021
Date

Planning Board Chairman (Geof Tillotson)


