



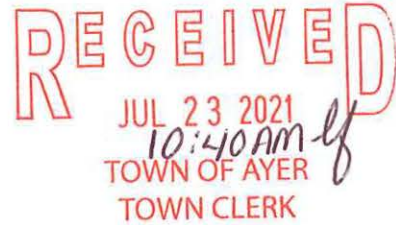
PLANNING BOARD

Town of Ayer

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Approved 7/13/2021



Minutes of June 22, 2021 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall and 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

Also Present: Mark Archambault, Town Planner

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

At 6:16 PM Chairman Tillotson read aloud the notice for in person / zoom meetings as stated on the posted agenda.

General Business

Approve the Agenda

At 6:17 PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

Lot release, Lot 70B Woodland Way

Mr. Mark Archambault stated that the Board received a memo from Mr. Mark Wentzel, Department of Public Works Superintendent dated June 15, 2021 stating that work has been completed to the DPW's satisfaction and to release Lot 70B on Woodland Way as requested by the developer.

At 6:19 PM Mr. Jonathan Kranz made a motion to release Lot 70B on Woodland Way as requested per Mr. Mark Wentzel's letter dated June 15, 2021. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

ANR – 4 Pierce Ave/ 234 Snake Hill Road, GPR Inc.

Present: David Browchuk, representative for owners and Engineer at GPR, Inc.

Mr. Archambault stated that the ANR is for the transfer land from one lot to another to make the two lots more equal in size. With the transfer of land, lot 2 will become more conforming to current zoning.

Mr. Ken Diskin stated that he did the math for lot 1 and came up with 19,931 square feet and asked how they came up with the lot size.

Mr. David Browchuk stated that the square footage shown on the plan for Lot 1 includes the amount added from parcel B.

Mr. Diskin had a few comments on the notes listed on the plans, including the frontage listed in the notes being incorrect as well as the mention of a Special Permit which is not needed for the properties.

At 6:28 PM Mr. Jonathan Kranz made a motion to endorse the ANR plan for 234 Snake Hill Road as requested. Ms. Julie Murray seconded.

Discussion:

Mr. Diskin stated that he did not think the Board could vote on the plan as submitted and suggested that the applicant ask to withdraw and come back to another meeting with revised plans.

There was a brief discussion on how the Board should proceed with the ANR plan with the errors on the plan.

Mr. Browchuk requested that the Board vote to endorse the plan and he will bring revised plans to the town hall for the Board to sign later.

Chairman Tillotson suggested that the Board vote to endorse the plan with the understanding that revised plans will be submitted and request a revised motion.

At 6:33 PM Mr. Jonathan Kranz made a motion to endorse the ANR for 234 Snake Hill Rd with revised plans to be brought to town all to be signed later. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

Public Hearing, Definitive Subdivision, Washington Street, Panther Place

Public Hearing, Stormwater Management Permit, Washington Street, Panther Place

Site Plan Review, Ayer Zoning Bylaw Section 9.6, Land Clearing and Grading, Washington Street, Panther Place

Present: Larry Beals Bryan Sutherlin and Ben Enos, from Beals Associates, Attorney Alex Parra, Mr. Joseph Levine, Northeast Development and several area residents.

At 6:34 PM Mr. Jonathan Kranz made a motion to open the public hearing for the Definitive Subdivision, Stormwater Management permit and the Site Plan Review per Section 9.6 for land clearing for 0 Washington Street for the development known as Panther Place. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

Mr. Archambault gave the Board a list of items that need to be reviewed and prior to the Board possibly closing the public hearings for this project on July 13th. Mr. Archambault went over the list with the Board.

Mr. Larry Beals had a Power Point presentation for the Board that went over the newly revised plans that included all the comments from the DPW and the Board. The presentation went over the purpose of the Open Space Residential Subdivision Bylaw and how the project meets those requirements. Mr. Beals then went over the land clearing and grading sections of the plans which is part of the site plan review application. Mr. Beals stated that he received a plan from Mr. Archambault and the Conservation Administrator showing all the 24" trees that they would like to see saved on the site. Mr. Beals went over a plan that he had drafted showing the trees requested and the ones that he believes can be saved due to their location on the property. Mr. Beals stated that there are a few trees that due to the location of the proposed houses and utilities cannot be saved.

Mr. Jonathan Kranz asked how far into the buffer zone the land clearing went on site.

Mr. Beals stated that the Commission has as part of their regulations at 25-foot no-disturb zone and a 50-foot limited work area. Mr. Beals stated that they will do their best to keep as much of the work as possible out of the 0–50-foot area as well as out of the 50–100-foot area where possible.

Mr. Nathan King made the comment that some of the proposed house lots have buffer zone areas on them. The project will have a Conservation Restriction on 55% of the property but with the house lots containing the buffer zone there is the potential to have more than 55% of the project be left as open space.

Mr. Beals stated that was correct.

Mr. Kranz stated that the project appears to be using the existing grading on site and will not be bringing in large amounts of fill or doing any deep cuts.

Mr. Beals stated that was correct there is no need or large amounts of fill on the site due to the existing grades on site.

Mr. Beals continued to go through the grading and site clearing plans for the project and stated that a NPDES permit has been applied for (due to the stormwater management on site) and meets the Town's Stormwater Bylaw requirements. Mr. Beals stated that the DPW has reviewed the stormwater plans and had a few comments that have been addressed in the revised plans. Mr. Beals stated that the stormwater system will now have a 4-bay system with a larger recharge area per the DPW comments. Mr. Beals stated that they have also added a tree planting plan for along the buffer as requested by the Conservation Commission. The trees included in the plan are native trees that are deer resilient; red pine, white and blue spruce trees.

Mr. Beals stated that per the Boards comments from the last meeting a detail of the proposed walking path that will be in the open space had been added to the plan set. Mr. Beals went over the details of the walking path that includes a 6-foot-wide path of natural ground surface. The path will be maintained by the Homeowners Association and will be contracted after half of the development is occupied.

Chairman Tillotson asked if they have given any thought to the street names for the project.

Mr. Beals stated that they are considering some of the names suggested at the first meeting.

The Board reviewed the check list given to them at the beginning of the meeting from Town Planner, Mr. Archambault to review any outstanding items.

Mr. Nathan King stated that he would like to go through the final landscaping plan at the next meeting.

Mr. Ken Diskin commented on the street lighting detail.

Mr. Beals stated that the DPW had a few comments on the lighting and the plans will be revised.

Mr. Diskin stated that the plans should meet the town lighting standards.

Mr. Alex Parra stated that the Conservation Restriction has been approved by the Conservation Commission and has been sent to the state. The HOA was included in the application for the Board to review and there have not been any comments regarding that document, but they will make changes to the document based on this evening's comments in regards to the walking trail. Mr. Parra stated that he will draft the surety and send it to Mr. Archambault and the Board prior to the next meeting.

At 7:37 PM Mr. Jonathan Kranz made a motion to continue public hearing for the Definitive Subdivision for Panther Place to the next Planning Board meeting on July 13, 2021. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 7:38 Mr. Jonathan Kranz made a motion to continue the public hearing for the Stormwater Management Permit for Panther Place to the next Planning Board meeting on July 13, 2021. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 7:38 PM. Mr. Jonathan Kranz made a motion to continue the Site Plan Review under Section 9.6 for land clearing for Panther Place to the next Planning Board meeting on July 13, 2021. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (5-0-0)

Continued Public Hearing Special Permit 14 Washington Street

Continued Site Plan Review 14 Washington Street

There was no one present at the time of the hearings.

Chairman Tillotson stated that there have been some changes with the property and the applicant is not ready to come back to the Board at this time with the application.

Mr. Diskin questioned if the Board could continue the hearings without a formal request from the applicant or representative.

Chairman Tillotson suggested that Mr. Archambault contact the applicant to request that they send a letter requesting an extension for the project.

At 7:41 PM Mr. Jonathan Kranz made a motion to authorize Mr. Mark Archambault, Town Planner, to send a letter to the applicant requesting they send a letter of extension for the Special Permit and Site Plan Review for 14 Washington Street. Mr. Ken Diskin seconded. Unanimous vote to approve. (5-0-0)

The Board had a brief discussion regarding the two projects and the possibility of not continuing the hearings and what that would do for the property.

At 7:50 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 July 13, 2021. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 7:51 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for 14 Washington Street to the next Planning Board meeting on July 13, 2021. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)

Town Planner Update

Mr. Archambault went over items with the Board that will be discussed at the next two meetings, including a public hearing for new Stormwater Regulations which will be heard at the meeting on July 13th and the definitive subdivision plan for Stratton Hill Subdivision off Wright Rd which will be heard at the meeting on July 27th. The developer for Stratton Hill has already granted the Board an extension on the decision for the plan till November.

New Business

OSRD Bylaw working Group

Mr. Jonathan Kranz mentioned that the Open Space Residential Development Bylaw working group that is looking at the OSRD and finding ways to improve the bylaw.

Approval of Meeting Minutes June 8, 2021

At 8:07 PM Mr. Jonathan Kranz made a motion to approve the minutes from June 8, 2021, meeting as presented. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)

Meeting Adjournment

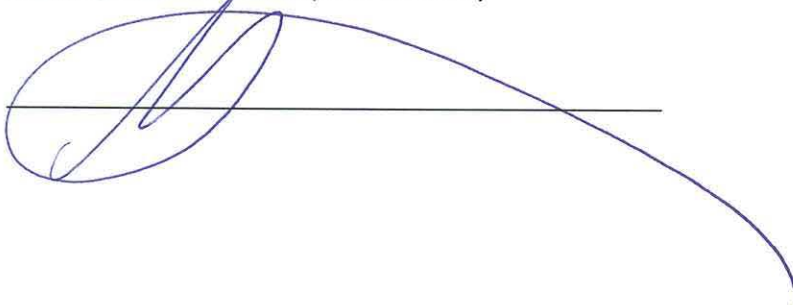
At 8:08 PM Mr. Jonathan Kranz made a motion to adjourn. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval

7/13/2021
Date

Planning Board Chairman (Geof Tillotson)

A large, stylized handwritten signature in blue ink, starting with a large loop and extending across the line.