



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

Tel: (978) 772-8218 | Fax: (978) 772-3017 | Planning@Ayer.MA.US

Approved 7/27/2021

RECEIVED
AUG 09 2021
3:05pm
TOWN OF AYER
TOWN CLERK

Minutes of July 13, 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; and Julie Murray

Also Present: Mark Archambault, Town Planner

Absent: Nathan King

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

At 6:15 PM Chairman Tillotson read aloud the notice for in person / zoom meetings as stated on the posted agenda.

General Business

Approve the Agenda

At 6:16 PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Ms. Julie Murray seconded. Chairman Tillotson requested a change to the order of the agenda to have the Public Hearing for the Stormwater Regulation be at the end of the meeting. Unanimous vote to approve with discussed change. (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 from Beals Associates, Attorney Alex Parra and Mr. Joseph Levine, Northeast Development

At 6:18 PM Mr. Jonathan Kranz made a motion to open the public hearing for the Definitive Subdivision for 0 Washington Street for the development known as Panther Place. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 6:18 PM Mr. Jonathan Kranz made a motion to open the public hearing for the Stormwater Management Permit for the development known as Panther Place located at 0 Washington Street. Mr. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

At 6:19 PM Mr. Jonathan Kranz made a motion to open the public meeting for the Site Plan Review per Section 9.6 for land clearing for 0 Washington Street for the development known as Panther Place. Mr. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

Mr. Larry Beals started the meeting by giving a brief background of the last few meetings and the preliminary subdivision process that led to the definitive plans. Mr. Beals stated that they received a letter from the Dan Van Schalkwyk from the Department of Public Works dated July 9, 2021, with comments on the revised plans. Mr. Beals went through the comments in the DPW letter which included an ADA ramp at the sidewalk and a RRFB (rapid response flashing beacon) at the crosswalk. Mr. Beals stated that if the Board wanted a RRFB at the crosswalk they will install one.

The Board asked Mr. Dan Van Schalkwyk, Town Engineer from the Department of Public Works, for his opinion on the crosswalk.

Mr. Van Schalkwyk stated that having the RRFB would be good but not necessary if the Board finds it is not needed.

Chairman Tillotson stated that since the exact location of the crosswalk has not yet been decided the Board will leave the RRFB decision to the DPW to require pending the location of the crosswalk.

Mr. Beals continued to go through the comments in the DPW letter which included details on the cul-de-sac having sloped granite curbing and other design changes. Mr. Beals stated that the names of the streets have been changed from what is listed on the plans to be Gaskin Lane and Briggs Circle. There were comments for the grading and drainage as well as landscaping plans that will all be addressed. Under Stormwater a comment was made to ensure that any dry wells be installed to code.

Mr. Kranz had a few questions regarding dry wells.

Mr. Beals gave a brief description of what a dry well is and how they operate.

Mr. Archambault stated that since the last meeting Mr. Beals has submitted a draft approval for the subdivision which he has included in his report. Within that decision are several findings and conditions. Mr. Archambault stated the waivers for the project were voted on during the Preliminary Subdivision process.

Mr. Archambault read through the findings for approval of the Definitive Subdivision and went through the findings, general and special conditions with the Board.

Attorney Alex Parra had a few comments on the conditions as they were listed in the Town Planner Report. Attorney Parra stated that under general conditions Section C number 3 requesting that all easements and restrictions be recorded prior to site work is not a possible task given how long Conservation Restrictions can take to be approved and recorded.

The Board held a brief discussion regarding the general condition C.3 and decided to move the condition to Section B, Standard Conditions and to add the wording, "prior to first occupancy".

Attorney Parra had another comment regarding General Condition E.2 regarding the performance guarantee stating that it is repetitive as it is also stated in Special Condition A.2.

The Board agreed to remove General Condition E.2 for the decision.

Mr. Kranz read aloud the findings for approval of the Site Plan for 0 Washington Street.

At 7:05 PM Mr. Jonathan Kranz made a motion to approve the Site Plan Review per Section 9.6 for land clearing at 0 Washington Street for the development known as Panther Place per the findings that were previously read. Mr. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

Mr. Kranz read aloud the findings for approval of the Stormwater Management Permit for 0 Washington Street.

At 7:06 PM Mr. Jonathan Kranz made a motion to approve the Stormwater Management Permit for 0 Washington Street for the development known as Panther Place per the findings that were previously read. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 7:07 PM Mr. Jonathan Kranz made a motion to close the public hearing for the Definitive Subdivision Plan for 0 Washington Street for the development known as Panther Place. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 7:07 PM Mr. Jonathan Kranz made a motion to close the public hearing for the Stormwater Management Permit for 0 Washington Street for the development known as Panther Place. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

7:08 PM Mr. Jonathan Kranz made a motion to close the public meeting for the Site Plan Review per Section 9.6 for land clearing for 0 Washington Street for the development known as Panther Place. Mr. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

Public Hearing, Stormwater Regulations

Present: Dan Van Schalkwyk, Town Engineer

At 7:10 PM Mr. Jonathan Kranz read aloud the public hearing notice therefore opening the public hearing for Stormwater Regulations.

Mr. Dan Van Schalkwyk gave a brief background on the Stormwater Regulations and the revisions that are being presented to the Board this evening. Mr. Van Schalkwyk stated that the original Regulations were voted on by the Board back in August 2020. Due to new requirements from the Department of Environmental Protection and the Environmental Protection Agency, the regulations need to be revised to meet the new MS4 permits. A working group met over the last several months to work through the revisions that are being presented to the Board this evening. Mr. Van Schalkwyk also went through the Stormwater Bylaws that were approved at Spring Town Meeting.

Mr. Van Schalkwyk had a Power Point presentation for the Board that went over the changes from the August 2020 version to the one being presented to the Board this evening. Most of the proposed changes have been within the design standards section. Mr. Van Schalkwyk stated that Town Council is still reviewing the Enforcement section of the Regulations.

Mr. Kranz had a few comments and questions regarding the proposed revised Regulations.

The Board had a brief discussion on the Regulations.

At 8:05 PM Mr. Jonathan Kranz made a motion to continue the public hearing to the next Planning Board meeting on July 27, 2021. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve.

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.

Mr. Archambault stated that he had contacted the engineer regarding the project and received an email back requesting an extension.

At 8:06 PM Mr. Jonathan Kranz made a motion to continue the public hearing for the special permit for 14 Washington Street to the next meeting on July 27, 2021. Ms. Julie Murray seconded. Chairman Tillotson stated that the Planning Office received a request from the engineer to continue the hearings to the August 24th meeting. Mr. Jonathan Kranz amended his motion to continue the hearing to the August 24, 2021, meeting Ms. Julie Murray seconded. Unanimous vote to approve with the modification to continue to the August 24th meeting. (4-0-0)

At 8:07 PM Mr. Jonathan Kranz made a motion to continue the site plan review for 14 Washington Street to the Planning Board meeting on August 24, 2021. Ms. Julie Murry seconded. No discussion. Unanimous vote to approve. (4-0-0)

Town Planner Update

Mr. Archambault stated that the Stratton Hill Definitive Subdivision will be on the Board's agenda for the next meeting. Mr. Archambault stated that he would like to get the RFP out for a traffic study as soon as possible.

Mr. Diskin suggested that the Board wait till after the hearing is opened before drafting the RFP for the traffic study as there may be some items that come out in the hearing that will need to be added to the scope of the traffic study.

Chairman Tillotson stated that the plans for the Stratton Hill Subdivision have been added to the Planning Board page on the Town website to make it easier for residents to see the proposed plans.

New Business

Mr. Diskin stated that he would like to see the monthly report that is sent to the Selectboard added to Mr. Archambault's Town Planner Report.

Approval of Meeting Minutes June 22, 2021

At 8:26 PM Mr. Jonathan Kranz made a motion to approve the minutes from June 22, 2021, meeting as presented. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

Meeting Adjournment

At 8:27 PM Mr. Jonathan Kranz made a motion to adjourn. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (4-0-0)

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval

7/27/2021
Date

Planning Board Chairman (Geof Tillotson)


