



PLANNING BOARD

Town of Ayer

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Approved 8/10/2020

Minutes of July 27, 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 stated that he would like to add two items to the agenda, first to ask if there was anyone present at the meeting for any item not listed on the agenda and for public input. At 6:16 PM Mr. Ken Diskin made a motion to approve the agenda as amended. Mr. Jonathan Kranz seconded. No discussion. Unanimous vote to approve. (4-0-0)

Public Input

None.

Request for Extension of Site Plan, 'Air 22 LLC', 22 Fitchburg Road

Present: Mikael Lassila, Engineer from S.J. Mullaney Engineering, Inc.

Mr. Mikael Lassila stated that the original Site Plan was approved back in 2017 for an addition on to the existing plaza which was extended in 2019. The Site Plan is set to expire in August 2021 and the owners are looking for a 2-year extension on the approved Site Plan. The owner of the property held off on the project due to COVID and would like start to the project soon. Mr. Lassila stated that they will be coming back to the Board in a future meeting to discuss minor changes to the Site Plan.

At 6:23 PM Mr. Jonathan Kranz made a motion to grant the extension for the Site Plan for 22 Fitchburg Road till August 3, 2023. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

ANR, 38 Washington St, Richard Simpson

Present: Kevin Conover Engineer from David E. Ross Associates, Inc.

Mr. Kevin Conover stated that the proposed plan is for a 2 lot ANR on an existing piece of property on 38 Washington Street. The owner has received a variance from the ZBA for lot size and an easement will be recorded for the driveway. Mr. Conover stated that both lots meet frontage requirements.

Mr. Diskin had a few comments regarding the notes on the plans and asked if the proposed lots meet all the requirements except for what was listed in the notes.

Mr. Conover stated that the lots meet all zoning requirements except for the lot size which has received ZBA variance.

At 6:26 PM Mr. Jonathan Kranz made a motion to endorse the ANR plan for 38 Washington Street at presented. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

Site Plan Review, 60 Central Ave, MetroWest Company Foresite Engineering

Present: Scott Hayes, Engineer from Foresite Engineering

Mr. Scott Hayes gave the Board a brief overview of the property at 60 Central Ave stating that there is an existing multifamily dwelling on the property that will be demolished and replaced with a 4-unit condo building, which is allowed by right in the Multi-Use Zoning District. Each unit will have two stacked parking spaces inside the garage with a third parking space outside the garage door. The property will be graded slightly for the parking in the front of the building, so it is more level. Each unit will have a walk out basement that leads to a small patio; the property slopes up from there to the rear property line. All runoff on site will be directed to a subsurface infiltration system. DPW's comments on the project include filing a minor stormwater management permit, which can be approved by the Town Planner and the Town Engineer.

Mr. Jonathan Kranz asked if there would be any blasting done as part of the project.

Mr. Hayes stated that soil tests show sandy soil and bedrock at Central Ave and more soil near the rear of the property. If blasting is needed, they will pull all the proper permits but do not feel it will be necessary on this site based on the soil tests.

Mr. Kranz asked about trash pick up for the proposed units.

Mr. Hayes stated that he spoke to the developer, MetroWest Company, and they are suggesting a small area near the entrance to place the trash containers to keep the sidewalk clear.

Mr. Ken Diskin stated that the plans show no soil testing at the proposed stormwater management area and would not feel comfortable signing off on the project till those soil tests are done.

Mr. Hayes stated that they have not done soil testing in the infiltration area but feels they can place the system on site without doing the soil tests.

Mr. Diskin asked what the grade of the slope of the property will be and expressed concern about runoff from the slope.

Mr. Hayes stated the slope will be at a grade of 3 to 1 that will be loamed and seeded as well as graded towards the front of the building where there are two catch basins.

Mr. Diskin asked for information regarding the grade entering the site and the parking area.

Mr. Hayes stated that the existing grade is at 250 feet and the parking area is proposed to be at 252 feet.

Mr. Diskin asked about the location of the mailbox for the units.

Chairman Tillotson stated that the Post Office can help with the location for the applicant. Chairman Tillotson asked about visitor parking.

Mr. Hayes stated that there are two spaces in the garage per unit and one outside for visitors.

Chairman Tillotson asked about snow storage on site.

Mr. Hayes stated that there is about 20 feet from the proposed parking area to the sidewalk of greenspace that can be used to store snow.

Mr. Kranz read aloud a letter submitted by an abutter at 58 Central Ave expressing concern for screening the property and snow storage.

There were a few other comments from the Board regarding site lighting, and a possible guardrail around the parking area.

Mr. Hayes stated the lighting will be located on the building itself and will include details for the Board, and the parking area will have curbing so there is no need for a guardrail.

Mr. Mark Archambault stated that he has reviewed the plans and they are ready for the Board to accept for consideration. The DPW has done a review of the project and has submitted their comments and will meet with the DPW to work out the details for the revised plans.

Mr. Hayes stated the Stormwater Management Permit will be for a minor project which can be approved by both the Town Planner and the DPW, the test holes in the infiltration area can be done without any major changes to the plans.

Several area residents expressed concerns about parking for the property, stating that they do not want visitors to park at neighboring private businesses. There was also concern about the possibility of blasting on the site.

The Board took all the resident comments into consideration.

Chairman Tillotson asked Mr. Archambault to work out a time for a site visit before the next meeting.

At 7:02 PM Jonathan Kranz made a motion to accept the plans for 60 Central Ave for the Site Plan Review for consideration. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

The Site Plan Review will be continued to the next meeting on August 10, 2021. A site visit will be scheduled and held before the next meeting.

Public Hearing, Definitive Subdivision, Wright Road Stratton Hill

Public Hearing, Stormwater Management Permit, Wright Road, Stratton Hill

Site Plan Review, Ayer Zoning Bylaw Section 9.6, Land Clearing and Grading, Wright Road Stratton Hill

Present: Attorney Bob Collins, Stan Dillis, Engineer from Dillis and Roy, David Moulton, property owner, and several area residents

At 7:05 PM Mr. Jonathan Kranz read aloud the public hearing notice for the Definitive Subdivision, Site Plan Review and Stormwater Management Permit for the Stratton Hill Subdivision Project located on Wright Road.

At 7:07 PM Mr. Jonathan Kranz made a motion to open the public hearing for the Definitive Subdivision for Wright Road for the project called Stratton Hill. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 7:07 PM Mr. Jonathan Kranz made a motion to open the public hearing for the Stormwater Management Permit for Wright Road for the project called Stratton Hill. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 7:07 PM Mr. Jonathan Kranz made a motion to open the Site Plan Review for Wright Road for the project called Stratton Hill. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

Mr. Archambault gave a brief statement on the Planning Board process for reviewing all subdivisions.

Attorney Bob Collins gave a brief background of the property stating that the property is a total 191 +/- acres and is the final phase of a much larger project that has been going on for the past 20 years in both Ayer and Groton. The total size of the project, in both towns is 700 acres of which 500+ acres are within Groton. There have been previous MEPA and Natural Heritage files for the project that will need to be modified for the proposed 35 lot subdivision under the Open Space Residential Development Bylaw, where 164 +/- acres will be left for open space. The original project was approved in the early 2000 but was never constructed. The project went before the Conservation Commission last week and will meet with the applicant again on August 12th. Mr. Collins suggested that the Planning Board join the Conservation Commission when they conduct their site visit. Mr. Collins also stated that there are several items that need to be addressed on the plans and will be requesting that the hearing be continued to the September 14th meeting and informed the Board that he will be meeting with the DPW on August 3rd.

Mr. Archambault gave a brief presentation on the site and Open Space Residential Subdivisions. Mr. Archambault stated with in his presentation the importance of protecting as much of this land as

possible due to its environmental importance in the area. Mr. Archambault stated that a traffic impact and mitigation study will be needed for the project and both the Police and Fire Departments have expressed concern for emergency access and length of driveways. The DPW expressed concern with blasting.

Mr. Collins stated that most of the lots are south of the powerlines, when they drafted a plan with all the lots to the south of the power lines there was a loss of open space around the pond which was felt to be important to leave open.

Mr. Kranz asked if there would be parking for the open space.

Mr. Collins stated that the open space will be public land and if the Board would like a parking lot they can absolutely put it on the plans.

Mr. Ken Diskin had several technical questions regarding the proposed project which he handed out to the applicant and the Board.

The Board went over the list of questions Mr. Diskin had and Mr. Collins addressed each one, the plans will be revised and will address the comments by Mr. Diskin. These comments included questions on the filings with MEPA and Natural Heritage, stamped plans, waiver requests, and a narrative regarding how the project meets the OSRD requirements.

Mr. Collins stated that he will review all of Mr. Diskin's comments and will ensure the plans are revised to meet all the comments and will submit any additional information that is needed.

Chairman Tillotson opened the meeting to the public for comments.

Ms. Carolyn McCurdy, 6 Wachusett Ave East, read a letter out loud to the Board expressing her concerns for the project and its impacts on the environment as well as the project not meeting the Town's Master Plan.

Mr. Philp Gary, 7 Wachusett Ave East, stated that if a traffic study is done that it should include the area of the town beach stating that all the traffic for this new development will go by the area.

Several residents on Wright Road expressed concerns with the existing road conditions on Wright Road stating it is in need of repaving and is far too narrow for the additional traffic and expressed safety concerns.

Mr. Steve Slarsky, Leadgeway, expressed concerns for wastewater in the area and wanted to ensure that the towns wastewater system could take on all the existing houses in the Wright Road area as well as the new development.

Chairman Tillotson stated that in the comment letter from DPW they have asked for additional information regarding wastewater.

Chairman Tillotson thanked the members of the public for coming out to the meeting this evening and expressing their comments regarding the project. Chairman Tillotson stated that over the course of next several months that this project is before the Board there will be revisions done to the plans and more

meetings and encouraged those interested to keep up to date with all the information by contacting the Planning Office and checking the Planning website where all the plans have been posted.

At 8:45 Mr. Jonathan Kranz made a motion to continue the public hearing for the Definitive Subdivision for Wright Road for the project called Stratton Hill to the Planning Board meeting on September 14, 2021. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 8:46 PM Mr. Jonathan Kranz made a motion to continue the public hearing for the Stormwater Management for Wright Road for the project called Stratton Hill to the Planning Board meeting on September 14, 2021. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 8:46 PM Mr. Jonathan Kranz made a motion to continue the Site Plan Review for Wright Road for the project called Stratton Hill to the Planning Board meeting on September 14, 2021. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (4-0-0)

Continued Public Hearing, Stormwater Regulations

At 8:05 PM Mr. Jonathan Kranz made a motion to continue the public hearing to the next Planning Board meeting on August 10, 2021. Ms. Julie Murray seconded. No discussion. Unanimous vote to approve.

The Board took a 10-minute recess.

Town Planner Update

Mr. Archambault stated that he and Mr. Alan Manoian, Economic Development have begun working on the build out study for the Form Based Code Districts. This was a project that they received a DELTA Grant for from MRPC.

New Business

Mr. Diskin commented that the Board did not accept the plans for Stratton Hill during the Public hearing.

Chairman Tillotson stated that they Board can vote on the plans at the meeting on September 14th and at that time the Board will have a revision to the plans as well and will vote to accept both for consideration.

Mr. Jonathan Kranz mentioned that during the Stratton Hill public hearing a few residents mentioned the Town's Master Plan.

Approval of Meeting Minutes July 13, 2021

At 9:12 PM Mr. Jonathan Kranz made a motion to approve the minutes from July 13, 2021, meeting as presented. Chairman Tillotson seconded. No discussion. Unanimous vote to approve. (4-0-0)

Meeting Adjournment

Approved 8/10/2020

At 9:13 PM Ms. Julie Murray made a motion to adjourn. Mr. Jonathan Kranz seconded. No discussion.
Unanimous vote to approve. (4-0-0)

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval 8/10/21
Date

RECEIVED
AUG 18 2021

Planning Board Vice-Chairman Ken Diskin

Ken Diskin

TOWN OF AYER
TOWN CLERK

Anna Opaland