

**PLANNING BOARD MINUTES**  
**Thursday, December 5, 2013**  
**Ayer Town Hall**  
**1 Main Street**  
**Ayer, MA. 01432 (videotaped)**

**Present:** Mr. Mark Fermanian (Chair), Mr. Rick Roper (Clerk), Jim Lucchesi, Kyle Gordon, and S. Sullivan-Office Manager (absent M. Babcock)

7:00 PM Planning Board welcomed newest member Kyle Gordon.

- Calvin Moore/16 Pleasant Street/Change in Use

Property has been vacant for years, used to be a church. Looking to create 2 units. Heard from DPW :

As requested by Mr. Moore, the Ayer DPW has no issues with the construction of a curb cut and parking access from West Street, for the property at 16 Pleasant Street ( Map 26 Parcel 155). Prior to construction, Mr. Moore will be required to submit the appropriate Permit Application to the DPW detailing dimensions, construction materials and drainage design. Mark Wetzel, Public Works Superintendent

Fire:

Calvin Moore came to me this morning and described a four car parking plan for the rear of 16 Pleasant St. I do not have any issue with parking the cars on the West St. side of the building as long as the parking arrangement does not block the egress door. There would have to be something designating the space in front of that egress door as a non- parking space. Sincerely; Chief Pedrazzi

Rick Roper Motioned to approve a Change in Use for 16 Pleasant Street to residential use.

Jim Lucchesi 2<sup>nd</sup> VOTE 4-0 All in Favor

- ANR/Worthen Dale /Depot Square

Stan Dillis (Ducharme and Dillis) presented the ANR for Depot Square.

(Global to acquire parcel A)

Jim Lucchesi motioned to approve the ANR for Worthen Dale Trust Plan # 1576-ANR dated October 23, 2013 for Parcel A to be combined with Mobil (Global) as shown on plan.

Rick Roper 2<sup>nd</sup> VOTE 4-0 All in Favor

- Bond release/Pingry Hill (RidgeView Heights) Lots 1A, 1B, 2A, 2B, 3A & 3B

(Rick Roper Recused)

Jim Lucchesi Motioned release of the following;

Phase 1A will be reduced by \$42,197.00 to a new balance of \$15,000.00 .

Phase 1B will be reduced by \$111,242.00 to a new balance of \$0.

Phase 2A will be reduced by \$8,405.60 to a new balance of \$0.

Phase 2B will be reduced by \$146,443.00 to a new balance of \$24,000.00 .

Phase 3A will be reduced by \$90,747.50 to a new balance of \$10,000.00 .

Phase 3B will be reduced by \$145,340.80 to a new balance of \$227,350.65

Remaining balances are based on:

Phase 1A Wetland replication on Snake Hill Rd.

Phase 2B Final seeding and retainage until street acceptance.

Phase 3A Retainage until street acceptance.

Phase 3B Retainage reduced proportional to work completed.

(DPW Superintendent Mark Wetzel)

Kyle Gordon 2<sup>nd</sup> VOTE 3-0 All in Favor

**MINUTES:**

Jim Lucchesi motioned to approve the minutes of September 19, 10 & 5, 2013 as written.

Rick Roper 2<sup>nd</sup> Vote3-0 (K.G. abstained) All in Favor

Jim Lucchesi motioned to adjourn

Rick Roper2<sup>nd</sup> Vote 4-0 All in Favor

Adjourn

**Planning Board Record of Minutes**

The Town Clerk's Office received from the Planning Board Office Manager, Susan Sullivan the minutes for the year **2012**.

(January 5, February 13, March 8, April 5, May 3, June 7, August 2, September 20, October 4, & November 8)

Signed *Aurij Fritz* Date *Jan 10, 2013*