



- **Ridge View Heights Street Acceptance**
  - Steve Mulaney was not present.
  - JC suggested this agenda item is for information only.
  - There is no vote necessary on this item.
  
- **7:15 PM - Public Hearing for Proposed Zoning Bylaw - Continued**
  - **Revised Document**
    - The Planning Board has not received the latest draft of the proposed zoning bylaw from Judi Barrett; *Planning Board will follow up with Judi Barrett.*
  
  - **Zoning Map**
    - Two maps from MRPC – 2009 and 2011; *Peter Johnston will be asked to summarize any discussion he had with MRPC.*
    - Differences between the maps discussed.
    - JC: October 2009 map was approved by Town Meeting and has been stamped/signed by AG.
    - JC: October 2009 map is on ZBA and assessor's site; possibly not in the Clerk's office (David Bodurtha agreed the map posted in Town Clerk's office and Assessor's office do not agree with the October 2009 map); the October 2009 map is posted on the wall of the Meeting Room with the stamp "DRAFT" on the top.
    - *Planning Board will look into directing all Town departments to use this map.*
    - David Bodurtha & Pat Walsh: Make sure the copy of the article regarding the October 9 map, as approved, is provided for the future Town Meeting when the proposed zoning bylaw is presented.
    - John Cadigan questioned whether a map reflecting "Parcel" level information is available; it is not but could be a future project.
    - John Cadigan suggested the creation of "buffer zones" at boundaries between residences and other zones.
    - Ledger sized copies of both zoning maps will be provided by the Planning Board to the Town Clerk for public review and comparison.
  
  - **Zoning Bylaw Q&A**
    - The proposed zoning bylaw will go before Town Meeting as soon as Fall, 2012.
    - John Cadigan: corner lots (how are the remaining yards defined?); *Planning Board will follow up with Judi Barrett for an answer.*
    - The makeup of the ZBA is dictated by Town Bylaws and not the proposed zoning bylaw.

## **Town of Ayer Planning Board**

Meeting Minutes for March 8, 2012 – Approved May 3, 2012

Location: Ayer Town Hall, 1<sup>st</sup> Floor Meeting Room

Members Present: Chairman Mark Fermanian (MF), Alene Reich (AR) – excused at 7:55 PM, Richard Roper (RR), Jeremy Callahan (JC)

Not Present: Peter Johnston, Susan Sullivan

APAC taped: YES

### **7:05 PM – Open Meeting**

- **Ridge View Heights Bond**

- Approval letter from Hamwey Engineering (agent to PB) to Dan Nason presented and discussed.
- Approval letter from Dan Nason presented and discussed.
- JC raised issue of RR conflict of interest on this issue; suggested that Board can vote to allow RR to speak.
- Motion by JC to allow Rick Roper to speak on issue of bond; MF second.
  - Motion passed unanimously.
- John Cadigan cautioned the Board to ensure that adequate amounts are retained to ensure completion of the project.
  - MF referenced the remaining amount of the bond and indicated the zoning bylaws dictate bond amounts.
  - RR pointed out that the bond amount is in addition to the amounts still budgeted to complete the work.
  - JC referenced letters from Dan Nason and HamwEy Engineering approving of the bond modifications.
- Motion by AR to approve bond modification as presented; JC second
  - Motion passed unanimously (RR recused himself)

- **Cain's Proposed Expansion**

- Representatives of Cain's presented a proposal to construction an addition at the rear of their building to house waste water treatment equipment for discussion; the proposed construction appears to meet all zoning regulations.
- The Board expressed no concerns about the proposed construction; Cain's will maintain contact with the Building Inspector and proceed as required.
- The Planning Board will create memo clarifying that the Board has no concerns about the proposed construction.

- **Continue Public Hearing**
  - Discussion of continuing vs. closing hearing.
  - Motion by JC to continue public hearing to May 3; RR Second.
    - Motion passed unanimously (AR was excused before the vote)
- **Vicksburg Square**
  - MF noted that the Planning Board discussed Trinity's proposal for Vicksburg Square in July, 2011.
  - Motion by JC to express support of the development proposed at Vicksburg Square by Trinity Financial; RR Second.
    - Motion passed unanimously (AR absent)
  - The Planning Board will send a letter to Trinity expressing support for the project.
- **Minutes**
  - MF distributed meeting minutes for the January 5, 2012, meeting.
  - Minutes from February meeting are under review by Board members.
  - Discussion and vote of all meeting minutes will be postponed to April meeting.
- **Meeting Schedule**
  - The next meeting will be April 5, 2012 at 7 PM.
- **8:00 PM: Adjourn**
  - Motion by RR; JC Second.
    - Motion passed unanimously.