



PLANNING BOARD MINUTES

Thursday April 5, 2012

Ayer Town Hall

1 Main Street

Ayer, MA. 01432

Present: Mr. Mark Fermanian (Chair), Mr. Rick Roper, & Mr. Jeremy Callahan
(Alene Reich -7:20)
S. Sullivan-Office Manager

7:00 PM Meeting called to order

Bills & Minutes:

Hamwey Engineering...(R. Roper recused) wait for additional Board members

Jeremy Callahan motioned to approve the payment to the Lowell Sun in the amount of \$129.20 for notice of the Zoning Bylaws hearing.

Rick Roper 2nd VOTE 3-0 All in favor

(Alene Reich arrived)

Jeremy Callahan motioned to authorize payment to Hamwey Engineering for inspection of Ridge View Heights in the amount of \$ 720.00.

Alene Reich 2nd VOTE 3-0 (R. Roper recused) All in Favor

General Business: (Rick Roper recused from Board and will remain present as developer)

- Ridge View Heights (sign bond/lot release) from last meeting
- Ridge View Heights Street Acceptance (Board Recommendation to BOS)
- Janine Nichipor resident on Haymeadow Lane is opposed to the support of Street (attached summary)
acceptance albeit she feels the neighborhood is beautiful and feels the developer has given a lot of thought to making the neighborhood livable and attractive and she feels that it is in the best interest of the town and neighborhood to get the streets accepted, she feels they are not ready. She stated the end of Haymeadow is unfinished and a threat to the existing roads. She further stated that there are piles of dirt that become mudslides and there are boulders that need to be removed as well.
During this discussion Mr. Callahan suggested that Mr. Roper leave the table because of a conflict. Mr. Roper stated he had recused and has a right to speak as a citizen. Mr. Callahan insisted he leave the table and Ms. Nichipor, sitting at the table, agreed...Mr. Roper left the table. Mr. Mullaney, Mullaney Engineering, stated that Ms. Nichipor is referring to phase 5 and that the acceptance is for 1A & 2A. He further stated that the developer will still be responsible for any mud spillage etc. from any non-accepted lots, streets etc. He added that there is a settlement agreement with the town which is very clear on "5 subdivisions" for bonding and street acceptances. He further stated the final coats are on these streets.

Jeremy Callahan motioned to authorize the Chair, Mark Fermanian to sign the letter of support for the Street acceptance to the BOS referencing layout of Fox Run Drive, Quail Run, and portions of Haymeadow Lane and Old Farm Way.

Alene Reich 2nd VOTE 3-0 All in Favor

Minutes:

Board agreed to hold March 8th meeting minutes.

Jeremy Callahan motioned to approve the minutes from February (taken by him) as written.

Rick Roper 2nd

VOTE 4-0

All in Favor

Jeremy Callahan motioned to accept the minutes of December 1st, 2011 and include Town Administrator's letter (dated January 5th, 2012) with an amendment in regards to Ms. Atata's question if the minutes from 2009 & 2010 were posted on the website and Ms. Sullivan stated she believed they were, added in.

Rick Roper 2nd

VOTE 4-0

All in Favor

Mr. Callahan passed out a letter to the board(attach ??)

Mr. Callahan wants the minutes from January to be done by a transcriber and not Ms. Sullivan. The Board questioned why this is being requested. Mr. Roper said if it gets the minutes approved finally then he'll agree to it.

Rick Roper motioned to request a transcriber to do the minutes for January 5, 2012

Alene Reich 2nd

VOTE 4-0

All in Favor

Rick Roper motioned to adjourn.

Alene Reich 2nd

VOTE 4-0

All in Favor

Adjourn