

## PLANNING BOARD MINUTES

April 7, 2011  
Ayer Town Hall  
1 Main Street  
Ayer, MA. 01432



In attendance: Mr. Steve Wentzell-Chairman, Mr. Mark Fermanian-Clerk (minutes) & Mr. Peter Johnston

### 7:40 PM

Steve Wentzell opened the Planning Board meeting

#### Signing of plans for common Drive /Ridge View Heights:

Note: Board had previously voted in favor of the common drive as presented for lots Y,Z, & A3 by means of utilizing the utility easement off of Blossom Drive at their last meeting.

#### Discussion 2001 Regs:

The Planning Board voted 3-0 to amend Section IV(A)(1) as written. All in Favor

The Planning Board voted 3-0 to amend Section IV(A)(2)(a) as written. All in Favor

The Planning Board voted 3-0 to amend Section V(G) by deleting "plus a straight section at each end at least 6 feet long" and adding in its place "plus a straight transitional section at each end at least 4 feet long." All in Favor

The Planning Board voted 3-0 to add Section V(J), to read as follows: "Trees – (1) The subdivider shall provide and plant at approximately 50 foot intervals on each side of the way at least one suitable shade tree, having a minimum height of twelve feet. These trees may be of varied species, as approved by the board, and shall be planted with approval of the Ayer Tree Warden. All trees shall be subject to a one year guarantee. (2) Existing trees that are going to be preserved within the right of way will be identified on the plan, flagged in the field and protected during construction with fencing or a suitable substitute." All in Favor.

#### Zoning By-Law Update

Planning Board would like copies to be available on-line (Office Manager, Susan Sullivan looking into this)

#### Minutes:

Mark Fermanian motioned to approve the minutes of March 3, 2011 as written.

Peter Johnston 2<sup>nd</sup> VOTE 3-0 All in Favor

#### Bills:

Mark Fermanian motioned to authorize payment to Geo Insight (Emily's Way) \$805.18

Peter Johnston 2<sup>nd</sup> VOTE 3-0 All in Favor

Mark Fermanian motioned to authorize payment to C.O.G. from the town legal By-law acct. for \$8000.00.

Mark Fermanian motioned to authorize payment to Tata & Howard for Ridge View Heights Bonding Estimate (2010) for \$206.90

Peter Johnston 2<sup>nd</sup> VOTE 3-0 All in Favor

Mark Fermanian motioned to adjourn

Peter Johnston 2<sup>nd</sup> VOTE 3-0 All in Favor

Adjourn 8:10 PM