



PLANNING BOARD MINUTES

May 5, 2011
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

In attendance: Mr. Mark Fermanian-Clerk, Mr. Peter Johnston, Alene Reich & Jeremy Callahan

7:00 PM

Mark Fermanian opened the Planning Board meeting by welcoming the newly elected members Alene Reich & Jeremy Callahan (Rick Roper was unable to attend due to a prior commitment) Mark explained the first order of business was for the Board to re-organize.

Peter Johnston Motioned to appoint Mark Fermanian as Chair.

Jeremy Callahan 2nd VOTE 4-0 All in Favor

Alene Reich motioned to appoint Peter Johnston as Clerk.

Jeremy Callahan 2nd VOTE 4-0 All in Favor

7:10 PM Public Hearing: Zoning By-Law Amendment (Aquifer Prot. Dist.)

DPW Superintendent Dan Nason presented the amendment and requires the boards support/vote for Town Meeting. to include the additional Zone " area to be in full compliance with groundwater supply protection laws and prior to receiving approval to place the well online.

Peter Johnston motioned to support... ARTICLE 34: AQUIFER PROTECTION DISTRICT BY-LAW AMENDMENT To see if the Town will vote to amend the Zoning By-Laws, to include within the boundaries of the Aquifer Protection District the Zone II area around Grove Pond Well No. 3 as shown on the sketch plan on file in the Office of the Town Clerk, and to amend the Town's zoning map, entitled, "Town of Ayer, Massachusetts Zoning District Map, September 1986" as on file in the Office of the Town Clerk, accordingly; or take any other action thereon or in relation thereto.

Jeremy Callahan 2nd VOTE 4-0 All in Favor

7:20 PM Public Hearing: Epic Enterprises Site Plan Review

Stahlman group presented site plan and traffic information. Epic is in need of more warehouse space. Bldg. within the 100 ft. buffer which has triggered a Conservation Commission approval process. They will be conducting a site visit on May 14th at 9AM.

Sale volume will not be affected nor will employee number. All additional lighting will be low cut-off. The road needs to be striped again and they will work closely with the DPW on this and have offered to finance the re-striping process.

Alene Reich Motioned to approve the Site plan for Epic Enterprises as presented. Decision and plans to be signed at the next meeting.

Peter Johnston 2nd VOTE 4-0 All in Favor

General Business:

RidgeView Heights/lot release

Duke Pointer/Crabtree Development requesting a lot release pertaining to Lots A, B, C, D, E, F, G, I, J, K, L, S, T, U and V ("Snake Hill Road Form A Lots") as shown on a plan of land entitled: "Plan of Land in Ayer, Mass. prepared for Crabtree Development Corp." Scale 1"-50', dated January, 2005 prepared by David E. Ross Associates, Inc. and recorded with Middlesex South District Registry of Deeds as Plan 1046 of 2007.

Alene Reich Motioned to release the lots requested and to authorize the Chair to sign the release on behalf of the board.

Peter Johnston 2nd VOTE 4-0 All in Favor

Carolyn McCreary/Stretch Code discussion

Carolyn McCreary presented information to reduce energy by 20o/o over 5 years all performance based. This "stretch code" increases the energy efficiency code requirements for new construction (both residential and commercial) and for major residential renovations or additions in municipalities that adopt it.

Board can not support this at this time as they would like to educate themselves further before voting either way.

ANR /Ridge View Heights

Peter Johnston Motioned to sign the ANR plans for RidgeView Heights as discussed approved at the last meeting.

Alene Reich 2nd VOTE 4-0 All in Favor

Patriot Estates Modification (Book & Page Numbers)

Peter Johnston Motioned to approve the modification of book and page number for Patriot Estates as presented and authorizes the Chair to sign on behalf of the Board.

Jeremy Callahan 2nd VOTE 4-0 All in Favor

Peter Johnston Motioned to approve the minutes of April 7th as written.

Mark Fermanian 2nd VOTE 2-0 (J.C. & A.R. abstained) All in Favor

Peter Johnston Motioned to adjourn.

Jeremy Callahan 2nd VOTE 4-0 All in Favor

Adjourn 9:00 PM