



PLANNING BOARD MINUTES

Ayer Town Hall
1 Main Street
Ayer, MA. 01432

Planning Board Minutes
Thursday August 4, 2011
Town Hall, Main St, Ayer, Ma.

Present: Mr. Mark Fermanian (Chair), Mr. Peter Johnston (Clerk), Mr. Rick Roper, Mr. Jeremy Callahan & Ms. Alene Reich (7:05)
(S. Sullivan-Zoning Admin.)

7:00 PM Meeting called to order

General Business:

Brief discussion supporting the approved office laptop and approved home use.

- **ANR/22 Rosewood Ave**

David LeRoy (Ross Associates) and Bill Wood (one of the owners)
Confusion regarding frontage. Mr. LeRoy explained that page 2 was a mistake in information that he copied from the form (discard page 2). Jeremy Callahan was upset about the mistake on the application. Chair asked that Mr. Callahan calm down. It was explained and shown that all owners of record have signed off on the ANR.

Jeremy Callahan Motioned to approve the ANR as submitted Plan #L-11686 dated 7/6/11 for 22 Rosewood Ave Lots 49 & 50.

Peter Johnston 2nd VOTE 5-0 All in Favor

(Mr. LeRoy/Ross Assoc. will drop off the signed plans to me next week for my records)

- **Covenant Release request/Madigan Lane**

Atty. Thomas Gibbons explained the release from 1980 for Madigan Lane

Jeremy Callahan Motioned to release the covenant for Madigan Lane as presented.

Rick Roper 2nd. VOTE 5-0 All in Favor

(Atty. Gibbons will copy signed Covenant and forward to Planning Board Office Manager)

- **Epic Enterprise-informal discussion**

Regarding the addition of a boiler room; Board agreed they need to come in with an Amendment to the Site Plan.

Susan Sullivan explained they could come before the ZBA on Aug. 31st (the members are willing to set up an extra meeting) They will need to have the complete application in by Wednesday (August 10th) of next week for this to happen.

- **Discussion regarding Zoning By-Laws**

Steve Wentzell offered some information/clarification from when he chaired the Board and headed up most of the meetings regarding revisions. Discussion got very heated. Alene Reich asked that Jeremy Callahan please not speak for her on these issues. The rest of the Board asked that he not speak for the Planning Board as a whole unless they specifically took a vote for him to do so. The Board wants to go forward with this.

(*Amendment/ from 9-8-11 meeting: Part of disagreement re; frontage requirements)

Susan Sullivan will contact Judi Barrett to see if she'd be willing to come to a workshop.

Mr. Bodurtha on behalf of the Communications Committee stated the communications committee had funds to be utilized for handout printing etc. And they would be very willing to help out the Planning Board with getting the information out.

Bills & Minutes

Peter Johnston Motioned to pay the bill (J. Meadows/Framingham) for the new File Cabinet \$ 189.50

Rick Roper 2nd VOTE 5-0 All in Favor

Peter Johnston Motioned to authorize payment from the consultant by-law account for RidgeView Heights to Hamwey Engineering in the amount of \$ 700.00

(Rick Roper Recused)

Jeremy Callahan 2nd VOTE 4-0(R.R. Abstained) All in Favor

Peter Johnston Motioned to approve the minutes of July 7th, 2011 as written.

Rick Roper 2nd VOTE 5-0 All in Favor

Adjourn 8:40 PM