



PLANNING BOARD MINUTES
Thursday October 6, 2011
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

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

7:00 PM Meeting called to order

Public Hearing: Zoning By-law/map Amendments

Mark Fermanian would like to open the Public Hearing for the Zoning By-Law and Map Amendments and immediately see the Public Hearing Continued to December 1st when the consultant can be here. Harry Zane reminded the board to read legal ad. Mark Fermanian read the legal ad for the record:

"In accordance with the provisions of Ch. 40A Section 5 M.G.L. the Planning Board will conduct a public hearing on October 6th, 2011 at 7 p.m. at the Ayer Town Hall, 1 Main Street, Ayer, MA. to see if the Town will vote to amend the Ayer Zoning Bylaw, by replacing the text of the bylaw in its entirety with new text as found in the document labeled "Proposed Ayer Zoning Bylaw" dated March 2011, a copy of which is on file with the Town Clerk and the Planning Board, and to amend the Zoning Map or take any action relative thereto.

All relevant documents for review will be located in the offices of the Town Clerk at the Ayer Town Hall M-F during regular business hours. All Interested Parties are encouraged to attend this hearing".

Rick Roper Motioned to Continue the Public Hearing for the Zoning By-law and Map amendments to December 1st, 2011 at 7:00PM.

Peter Johnston 2nd

VOTE 5-0

All in Favor

General Business:

- Epic Enterprises/ Signing of amended plans
- Pond View /Street acceptance support

Dan Nason (DPW) and Robert Pontbriand (Town Administrator) presented Board of Selectman letter asking for Planning Board support for the Street Acceptance on Town Meeting Floor. All issues regarding detention ponds have been worked out and both sides are completely satisfied. Mr. Bodurtha questioned funds needed to complete this project and Planning Board involvement. Mr. Roper stated that maybe the Town Admin could divulge the total amt. expended by the town to get this project completed. It was explained the town expended a mere 3k as no money was spent on infrastructure (amended 11/3/11) and the Town's exposure could have been significant.

Mr. Bodurtha stated that the Operations and Maintenance plan was not filed with the ConCom and would like to know why not. It was explained to Mr. Bodurtha by Mr. Nason and by the Homeowners Assoc. that in fact it WAS filed. (this was confirmed the next day with the ConCom) Alene Reich Motioned to sign the letter supporting the Pond View Street acceptance.

Rick Roper 2nd VOTE 5-0 All in Favor
• Ridge View Heights Bond request for Revised Bond reduction

(Rick Roper recused)

Dan Nason (DPW) explained the mathematical error in the breakdown scale including sidewalks and contingency dollars from original release 7/7/11.

Jeremy Callahan motioned to approve the revised bond release as presented.

Alene Reich 2nd VOTE 4-0 All in Favor

Bills & Minutes

Alene Reich offered an amendment to the minutes to correct the name from the "Greenway" group to "the Green Community Group"

Peter Johnston Motioned to approve the minutes of September 8th, 2011 as amended.

Jeremy Callahan 2nd VOTE 5-0 All in Favor

Mr. Callahan wanted to know why the September minutes were not on the website. Ms. Sullivan explained that the PB JUST voted to accept them tonight. He then asked why August was not up, Ms. Sullivan explained that it is a courtesy to post them on the website and although she planned to have them submitted in a timely fashion, she was busy the last few days providing him with copies of a year's worth of minutes.

Alene Reich Motioned to adjourn

Peter Johnston 2nd VOTE 5-0 All in Favor

Adjourn