



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

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Minutes of the May 5, 2016 Ayer Planning Board

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded by APAC

Members Present: Jeremy Callahan (JC) Mark Fermanian (MF), and Geoff Tillotson (GT).

Members Absent: Jim Fey and Jennifer Gibbons

Citizens attending included:

Ruth Rhonemus, 8 Oak Street

Ruth Maxant Schulz, 17 Taft Street

Robert Pontbriand, Town Administrator

CJ Moore, Applicant

Nicholas Pauling, PE, Goldsmith, Prest & Ringwall, Inc.

Calvin Moore, Rattlesnake Drive, Ayer

Cynthia J. Wieder (Weider Family Trust) Littleton, MA

Ellen Watson, 109 Pleasant Street

Rich Dusek, 109 Pleasant Street

Brian Perwak, 108 Pleasant Street

Nancy Kalgren, 111 Pleasant Street

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TOWN CLERK
TOWN OF AYER

2016 JUN -7 PM 2:21

MEETING WAS CALLED TO ORDER AT 6:00 P.M.

ANNOUNCEMENTS:

- JC announced he is resigning from the Planning Board effective June 3, 2016. The BOS will appoint someone to serve through 2017 Spring elections. Members were asked to solicit likely candidates to fill the opening.
- Alan Manoian is the new Director of Economic Development and plans to attend future PB meetings.

GENERAL BUSINESS:

- **DEPOT SQUARE—2 ANR'S – TOWN OF AYER:**

- The BOS will be asking Town Meeting to approve a taking of property at Depot Square and the Advocates building by eminent domain. As an administrative step required by the land taking process, the PB was asked to approve the 2 ANRs. The PB members will sign the Mylar of the version of the ANR that passes Town Meeting, and it will be recorded at the Registry of Deeds. MF made a motion to approve the two ANRs as presented by Town Administrator Robert Pontbriand, and GT 2nd. **Affirmative vote 3/0**

- MF made a motion and GT 2nd to pay Green International Affiliates (invoice no. 4) \$875.00 for pre-development meeting with applicant and Town Departments/Boards and engineering review of Global Montello Group site plans: **Affirmative vote 3/0**

- **APPROVE MINUTES:**

- GT motioned to accept the draft minutes of April 14 and MF 2nd. **Affirmative Vote 3/0**

- MF motioned to accept the draft minutes of January 26 and GT 2nd. **Affirmative Vote 3/0**
- MF motioned to accept the draft minutes of February 4 and GT 2nd. **Affirmative Vote 3/0**
- MF motioned to accept the draft minutes of February 18 and GT 2nd. **Affirmative Vote 3/0**

PUBLIC HEARING: 114 PLEASANT STREET—RILEY JAYNE FARM DEFINITIVE SUBDIVISION—NICK PAULING:

- 6:15 pm: The applicant presented plans for a 16-lot subdivision. The original plans were for a 32-lot subdivision. All of the homes will be serviced by town water and sewer. The applicant is requesting several waivers including:
 1. A reduction of the width of the roadway from a 50-foot right-of-way requirement to a 24-foot right-of-way for Pleasant Street and 22-foot right-of-way for Trevor Trail with two 5-foot sidewalk areas and two 3-foot grass planting strips.
 2. The requirement that a dead-end-street not extend further than 500 feet (excluding turn-around-circle). The plan as presented extends the dead-end a total of 1,311 feet from Taft Street (adding an additional 549 feet to its current configuration).
 3. A reduction in the required diameter of drainage pipes from 15 inches to 12 inches.
 4. The requirement that the developer provide and plant shade trees at 50-foot intervals on each side of the street. The plan as presented proposes providing and planting shade trees on only one side of the street.

Town Counsel has advised the Board that Chapter 61A status is within the purview of the Board of Selectmen—not the purview of the Planning Board.

DPW has asked for more time to review the plans, but other Boards and Departments have approved the plans. However, the Police Chief noted that it was his opinion that it was a mistake to move away from requiring street lights. The current bylaw is silent on street lighting and the Board is in broad agreement that street lights are not necessary.

- Public Comment: Ruth M. Schulz questioned if the subdivision would cause additional water issues on Rosewood Avenue and was told that the applicant has adequately addressed drainage issues.

MF motioned and GT 2nd to continue the Public Hearing until June 2, and to postpone its vote on the application pending DPW review. **Affirmative Vote 3/0**

GENERAL BUSINESS (CONTINUED):

- **PARTIAL BOND RELEASE—ELIZABETH ESTATES, NORWOOD AVE.—BOB PRESCOTT**

MF motioned to reduce the bond by \$25,650, leaving a residue of 5 percent in the account and GT 2nd. **Affirmative Vote 3/0**

SCHEDULE NEXT MEETING:

- The next meeting is scheduled for 6 pm Thursday, June 2.

MEETING ADJOURNMENT

- At 6:56 pm MF motioned to adjourn the meeting and 2nd by JG. **Affirmative Vote 3/0**

Minutes recorded and submitted by Jane Morriss

Planning Board Approval Date

6/6/16

Planning Board Chair:



(Jeremy Callahan)

James M. Fay