



PLANNING BOARD
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PLANNING BOARD MINUTES

March 23, 2010
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

In attendance: Mr. Peter Johnston~ Chairman, Ms. Jennifer Gibbons~ Clerk, Mr. Mark Fermanian, & Mr. Steve Wentzell
(Susan Sullivan/Office Manager)

6:00 PM

Zoning By-law update Workshop

Angela Insinger in for consultant Judi Barrett (C.O.G.)

Open Space 7.1

- Cluster development –works for Ayer
- C.D. doesn't make sense in G.R. as it is already dense enough.
- Bd. would entertain two units.
- Revisit the requirement of 40% being single family (??)
- Use one formula for allowable density
- Bd. would entertain affordable unit incentives – for REAL affordability- need more information.

Heavy Industrial 3.3.3.2

- Most of the H.I. was prior to zoning.
- Boundaries are fine (no smaller) good tax base for the Town.
- Town may want to consider S.P. for projects over a certain size and regulate uses.

Off Street Parking article 6

- Minimum requirement seems high.
- Bd. in favor of eliminating the downtown parking restrictions.
- Parking space size requirements- leave as is for now.
- Regarding shared parking-Bd. is open to ideas.

Discussion regarding Commercial Development, erosion control, noise, and the need for environmental protection.

Mark Fermanian motioned to adjourn

Steve Wentzell 2nd

VOTE 5-0

All in Favor

Adjourn 8:35 PM

