



PLANNING BOARD
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PLANNING BOARD MINUTES

April 1, 2010
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

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

7:00 PM

General Business:

- Steve Mullaney/ 38 Groton Harvard Rd. Conceptual plan Emily's Way presented by Steve Mullaney (S.J. Mullaney Engineering) 14 single family homes
Sewer- gravity towards Groton-Harvard Rd.
38 G. H. Rd. would be demolished and used as access point to subdivision. Home may be donated to Habitat for Humanity.
24" pavement width-Waiver
Sidewalk on one side- Waiver
Stormwater: Req.. control w/no increase 3 detention basins & lot specific drainage.
50' right of way
Sewer and water utilizing existing mains on G.H. Rd. and tie into Highland Ave. for water (looped) create an emergency access & utility easement.
Questions raised about the possibility of a thru way onto Highland Ave. would create too much traffic as a cut thru.
Mr. Mullaney hopes to go right to a definitive Plan.
- ANR/Sandy Pond Investment, Sandy Pond Rd.
Ed Cornellier and Fran Callahan presented ANR plans 3 to 2 lots (lot X & parcel A part of Kohler Place in back of property) Plans exceed minimum required frontage on a public way.
Mark Fermanian motioned to approve the ANR plan for Sandy Pond Investment Plan L-10184-X prepared by David Ross Assoc.
Steve Wentzell 2nd VOTE 5-0 All in Favor
- Pond View /Discussion
Tom Roy addressed some issues with the Planning Board. The Chair stated that Town Counsel has reviewed and remaining bond issues are being looked at. Board and Trustees looked over the items in question and most are Concom issues and/or Dpw. Planning Board members will be attending the site walk on Friday.

