



PLANNING BOARD  
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## PLANNING BOARD MINUTES

April 8, 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:

- Chair welcomed and introduced David Maher, our new Economic Development Director, to the Board members.
- Angela Insinger in for Judi Barrett/C.O.G. and Zoning by-law

### Discussion:

Housing: Choices, quality A-2 District (vision~ variety) Good projects such as Pleasant St. school~ Sr. housing, Chandler Machine~ condos, Woodford~ Sr.assisted living.

Planning Board would like to see accessory use (in law apts.) allowed in all residential areas.

Issues; commercial space not allowed in A-2 yet apartments over commercial spaces is allowed?? Bd. sees this as existing use only.

Possibly reduce the frontage requirements in A-1 by 25' (from 150' to 125')  
2 families allowable by Special Permit. Bd. is open to additional changes as C.O.G. makes recommendations.

### Bills & Minutes:

Jennifer Gibbons motioned to approve the minutes for April 1<sup>st</sup>, 2010 as written.

Glenn Garber 2<sup>nd</sup> Vote 5-0 All in Favor

Jennifer Gibbons motioned to approve the minutes for April 2<sup>nd</sup>, 2010 as written.

Mark Fermanian 2<sup>nd</sup> Vote 3-0 (G.G. & S.W. abstained) All in Favor

Jennifer Gibbons moved to authorize payment to C.O.G. for consultant work on phase 2 for \$ 11,095..

Mark Fermanian 2<sup>nd</sup> Vote 5-0 All in Favor

Mark Fermanian motioned to adjourn

Glenn Garber 2<sup>nd</sup> VOTE 5-0 All in Favor

Adjourn 8:40