



PLANNING BOARD
1 MAIN STREET
AYER, MA 01432
PHONE: 978-772-8218 FAX: 978-772-3017
[HTTP://WWW.AYER.MA.US](http://www.ayer.ma.us)

PLANNING BOARD MINUTES

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

In attendance: Ms. Jennifer Gibbons (Chair), Mr. Steve Wentzell (Clerk), Mr. Glenn Garber (V. Chair), & Mr. Mark Fermanian
Susan Sullivan/Office Manager and DPW Dan Nason, T.A. Jeff Ritter, E.D. Dave Maher and Judi Barrett/COG Consultant
(Members absent ~ Peter Johnston)

General Business:

9:00 AM Jennifer Gibbons-Chair called the meeting to order.

WORKING SESSION – JUDI BARRET/COG

The Planning Board has been working with Judi Barrett of Community Opportunities Group to update the Town of Ayer Zoning By-Laws.

We received a draft copy of the Zoning By-Laws:

APPENDIX A (TABLE OF USES),
APPENDIX B (SCHEDULE OF DIMENSIONAL REQUIREMENTS),
APPENDIX C (SIGN REGULATIONS).

Prior to this meeting, Susan Sullivan forwarded copies (above) to the Planning Board members and Dan Nason, T.A. Jeff Ritter, E.D. Dave Maher, B.I. Gabe Vallente for their review.

Judi explained revisions to date. Also discussed permitting, non conformities, cluster developments.

Definitions and terms were updated.

Density provisions have been updated as well as the tables.

Discussed were guidelines for the Building Inspector and “Triggers” for Special Permits or Findings.

For the Overlay Districts-Judi will add new Flood Plain language.

Mobil Home use to be added.

ZBA to hold the authority o the overlay district-Not BOH- for the granting of a Special Permit in the Flood Plain Overlay District.

Dan (DPW) will look over Section 3 and make sure he has no conflicts.

Demolition delays-help preserve Historic areas....need to update the Historic Districts first.

Site Plans-standards need to be looked at closely.

Judi suggested that A1 and A2 –reasonable to ask for subdivision submittal on anything over 5 lots. GR site plan review trigger for any new structure-Judi will put together some standards.

Cluster Developments and Permitting with special incentives? Comments to Judi by Thursday 7/1/10.

Planning on informal public meeting needed by Labor Day.

Town Counsel review (J. Bard?) will need two weeks for review.

Jennifer wants to set agenda for Monday, June 28, 2010 at 6pm to discuss zoning bylaw revisions again.

Glenn wants to also discuss engineering review for Emily Way Subdivision.

Jennifer will draft the agenda and send it to Susan for posting.

Steve Wentzell Motioned to release Riley Rd. .

Mark Fermanian 2nd VOTE 4-0 All in Favor

Bills:

Discussion on wage increase. Lisa Gabree (T.Acct.) brought in.

Mark Fermanian Motioned to approve the wage increase as presented by Lisa Gabree Town Acct.

Glenn Garber 2nd VOTE 4-0 All in Favor

Jennifer Gibbons Motioned to approve the membership renewal for S. Sullivan's Notary association

Mark Fermanian 2nd VOTE 4-0 All in Favor

Mark Fermanian Motioned to approve payment of the C.O.G. Contract .

Jennifer Gibbons 2nd VOTE 4-0 All in Favor

Steve Wentzell Motioned to adjourn

Glenn Garber 2nd VOTE 4-0 All in Favor

Adjourn