Town of Ayer PLANNING BOARD MINUTES May 1, 2008 Ayer Town Hall 1 Main Street Ayer, MA. 01432

7:00 PM

In attendance: Mr. Peter Johnston-Chair, Ms. Jennifer Gibbons, Mr. Mark Fermanian-acting Clerk, and Mr. Steve Wentzell (Susan Sullivan/Office Mgr) Administrative: Appointments: Board decided to appoint Clerk and Chair tonight and to postpone the other sub-committee appointments until the next meeting when there is a full board. Mark Fermanian motioned to elect Peter Johnston as Chair.(Peter accepted this nomination) Steve Wentzell 2nd VOTE 4-0 All in Favor Mark Fermanian motioned to elect Jennifer Gibbons as Clerk.

Steve Wentzell 2nd VOTE 4-0 All in Favor

General Business:

- Atty. Lyons regarding William Marshall/Shirley Upholstering. Proposed the possibility of re-zoning that area of Littleton Rd.as well as the surrounding parcels. He stated that the property was zoned General Business years ago when Mr. Marshall originally purchased it. It was noted that the Master Plan called for a small retail business district in that area. Atty. Lyons stated that this was something he would look further into and come back to the Board with his findings and possibly a change of use if appropriate.
- Mr. Glen Garber/ interested in filling the vacant seat on Planning Board. Mr. Johnston asked if the commitment of serving on the board with monthly meetings as well as representing the Planning Board on sub-committees would be a conflict with his own business as far as having enough time. Mr. Garber stated that although he is very busy he does not believe it would create a conflict.

7:25 PM Public Hearing: Zoning By-Law Amendment

Expedited Permitting/Chapter 43D

Proposed legislation/John Hume MRPC

Jennifer Gibbons asked if anything stood out as a potential problem with utilizing our current applications. John stated they may/may not require a little "tweaking" at a later date, but everything seems to be in compliance at this point. He stated that he had looked over the current applications, decisions etc. provided by Susan Sullivan and they look fine to move forward at this time.

Jennifer Gibbons motioned to recommend favorable action regarding Warrant Article 22 on the Spring Town Meeting Warrant, which is an amendment to the Town of Ayer Zoning Bylaw, to add an Article X., Section 5. Administration of MGL Chapter 43D-Expedited Permitting.

Mark Fermanian 2nd VOTE 4-0 All in Favor

• Appointments

Steve Wentzell would like to keep CPIC and Peter Johnston would like to stay on the Stormwater Committee. The Board agreed to hold off on the other committee appointments until a fifth member is present (next meeting).

- Payables. • Jennifer Gibbons Motioned to pay the Lowell Sun, legal ad \$68.00 Mark Fermanian 2nd **VOTE 3-0** All in Favor Jennifer Gibbons Motioned to pay Verizon \$ 44.29 Mark Fermanian 2nd **VOTE 3-0** All in Favor Chris Ryan (Director of Planning & Eco. Development) stated the combined departmental budget is frozen until July 1st. The Chair (Peter Johnston) questioned this as Mr. Ryan had previously stated that he would cover the expenditures out of another account and that the budget issues would be resolved. Mr. Ryan stated that this was not going to be the case and perhaps a reserve transfer of funds would be in order. Chris stated that he would try to get the FinCom to the next BOS meeting with the Planning Board in order to resolve this issue. Planning Board would like this to happen as soon as possible.
- Minutes

Mark Fermanian motioned to approve the minutes from April 3rd, 2008 Steve Wentzell 2nd VOTE 3-0 (Jennifer abstained) All in Favor The Planning Board agreed to meet again if there are more candidate submittals, for the Planning Board vacancy, until Friday at 2PM as advertised Steve Wentzell motioned to adjourn Mark Fermanian 2nd VOTE 4-0 All in Favor

Adjourn