

Town of Ayer
PLANNING BOARD MINUTES
August 7, 2008
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

7:00 PM

In attendance: Mr. Peter Johnston-Chair, Ms. Jennifer Gibbons-Clerk, Mr. Mark Fermanian, Mr. Steve Wentzell, and Mr. Glenn Garber
(Susan Sullivan/Office Mgr and Chris Ryan/DPD)

General Business:

- Easy Street Subdivision requests 13 lots be released in project. Mike Madigan (DPW Superintendent) reviewed and has no issues.

Jennifer Gibbons disclosed that she, on behalf of her brother as a direct abutter, has issues with the project, particularly the landscaping (trees planted too close to her brother's foundation in her opinion) and maybe she should abstain, the board agreed she should abstain.

Glenn Garber added that in the future he would like to see plans etc. brought before the board to educate the new members on the project then they could review and approve/disapprove at the next meeting. Mark and Peter disagree as it should not be the burden of the developer to educate the new members it is the new member's burden to educate themselves; by making an appointment to go into the Planning Board Office and go over any file of a project that they may have issues with.

Jennifer stated that she would like to hold off on the lot release until the Planning Board makes a site visit to be sure the landscaping is in compliance with the plan. Peter stated that the Building Inspector is the enforcement officer and any issues should be brought to him. Chris joined the discussion and stated that the Planning Board has the responsibility of enforcing the subdivision statutory requirements. Board disagrees.

Mark Fermanian Motioned to approve the release of lots 1-13 for the Easy Street subdivision.
Steve Wentzell 2nd VOTE 4- (J. Gibbons abstained) All in Favor
(Jennifer re-joined the Board)

- Phil Berry/ANR

Plan does not show adequate frontage as it has not been determined as to which adjacent lot will be purchasing the parcel. Mr. Berry requested to withdraw without prejudice and allow him to come back at a later date with the ANR plan.

Glenn Garber motioned to accept the withdrawal with out prejudice and allow Mr. Berry to return at a later date with the ANR plan.

Mark Fermanian 2nd VOTE 5-0 All in Favor

- Mary Spinner (FinCom)/ regarding Board fees and the possibility of an increase.

Ms. Spinner stated that she had inquired in a few surrounding towns and the fees are a bit staggered. The Board agreed to review the fees (at a later date) and thanked Ms. Spinner for her assistance.

- Chris Ryan re: Zoning map and by-law book “clean-up” update Chris will be working with MRPC before he looks for input
- Minutes

Jennifer Gibbons motioned to approve the minutes for July 10, as written.

Mark Fermanian 2nd VOTE 5-0 All in Favor

- Peter Johnston informed the board that he will be taking over as the rep. for MRPC instead of Ms. Gibbons.
- Mr. Garber discussed the possibility of hiring a Technical Engineer for projects that come before the board to expedite the review process. The board agreed this would be an added expense for the developer but something they could look into for the future.
- Ms. Gibbons asked if there was money in the budget as she would be interested in some training. Chris Ryan stated that he has money he can free up in his budget for training and that he would be interested as well. Mr. Garber stated that he conducts training sessions for Planning and would be willing to provide some for the board.

Mark Fermanian motioned to adjourn

Jennifer Gibbons 2nd VOTE 5-0 All in Favor

Adjourn