Town of Ayer PLANNING BOARD MINUTES November 6, 2008 Ayer Town Hall 1 Main Street Ayer, MA. 01432

7:00 PM

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

• The Chair made the following changes to the agenda: General Business will be moved to the end of the agenda tonight and per request, Jennifer Goldson /CPIC/ CPAC discussion will be moved to 2nd on the agenda.

• Ridge View Heights/Bond reduction Duke Pointer and Atty. Paul Alphen present. Mark Fermanian motioned to reduce the bond amounts approved by DPW and Tata & Howard (town engineer) to Phase 1 \$348,815. and Phase 1B \$226,284. Steve Wentzell 2^{nd} Vote 5-0 All in Favor Mark Fermanian motioned to enter into the revised tri party agreement 1B Ridge View Heights as reviewed and approved by Tata & Howard. Steve Wentzell 2^{nd} Vote 5-0 All in Favor Note: (road bond reduction 1A will be emailed to S. Sullivan from Atty. Alphen's Office next week.)

• Jennifer Goldson-not present yet. Board will continue with original agenda.

• Ayer Zoning By-law re-Organization

John Hume, Linda Parmenter & Bill Scanlon MRPC Information from Comprehensive plan useful dated 2005 Discussion on items; parking, downtown, daycares (all districts) museums (all), outdoor seating for restaurants, mixed uses, etc.

Copies will be supplied to Bd. And Planning Board shall review and make recommendations for Town Meeting. Zoning by-laws reorganized with complete table of contents and detailed sections. Board agreed to review and get back to Chris with recommendations and clarifications. A March or April meeting date will be needed to be prepared for Town Meeting.

• Jennifer Goldson, CPC, CPIC, CPAC

Judy Pinard, Ruth Romenus, Harry Zane, Chris Ryan, Margaret Scarsdale in attendance. Funding available and informational handouts/discussion for an Implementation Plan thru FY13. Discussion; restoring the following; Sandy Pond School, Old Fire Station, Game Farm, Fletcher Building. Acquiring land for; connections/improvements to bike trail, community gardens, access to water bodies and restrictions for conservation land etc.

• Bills & Minutes:

Jennifer Gibbons Motioned to pay Tata & Howard (consultant by-law account) for review of L3 Communications \$ 889.84

Mark Fermanian 2nd **VOTE 5-0** All in Favor Jennifer Gibbons Motioned to return the unused portion of the consultant bylaw account for review of L3 Communications \$ 4,110.61 Mark Fermanian 2nd **VOTE 5-0** All in Favor Steve Wentzell motioned to approve the minutes of October 2008 as written. Mark Fermanian 2nd VOTE 4-0 (J. G. abstained) All in Favor Peter Johnston updated the board on the meeting at MRPC regarding parking garage and M. Kahn was concerned that his phone calls to the town were not returned (this has been rectified) Glenn Garber motioned to adjourn. Steve Wentzell 2nd **VOTE 5-0** All in Favor

Adjourn 9:57

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Adjourn