

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

7:00 PM

In attendance: Ms. Pat Walsh (Chair), Mr. Peter Johnston-Clerk, Mr. Mark Fermanian, Mr. Steve Wentzell and Mr. Jim Lucchesi  
(Susan Sullivan/Office Mgr)

- Stormwater discussion

Mike Madigan (DPW) presented information regarding the Stormwater Management Plan for the town. Asking for Planning Board support for this by-law he will then submit to the BOS and schedule a Public Hearing in order to get on the warrant for Town Meeting.

Planning Board agreed to support.

- Unaccepted roads

Mike Madigan (DPW) stated that there are currently 8 Roads that are unaccepted at this time and is seeking the Planning Boards support at Town Meeting.

Jim Lucchesi Motioned to support and to recommend BOS submit these 8 Streets for acceptance at Town Meeting and to include the necessary funding.

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

7:35 PM Cont. Public Hearing: Equity Industrial  
Site Plan Review

Dave Mackwell & Charlie Kibbe presented the plan for 24 Nemco Way; plan included a small addition and additional parking. They have covered all of the boards suggestions.

Mark Fermanian Motioned to approve the plan for 24 Nemco Way as presented.

Peter Johnston 2<sup>nd</sup> VOTE 5-0 All in Favor

Minutes and Payables:

Peter Johnston Motioned to authorize payment to Verizon for \$ 44.15

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

Peter Johnston Motioned to authorize the reimbursement to Pat Walsh for Town Zoning books.(\$40.00)

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

Peter Johnston Motioned to approve the minutes for January 3rd

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

- Ridge View Heights Bond Reduction request

Mark Fermanian Motioned to endorse the bond reduction for Ridge View Heights based on the recommendation of town engineers Tata & Howard to reflect a balance of \$ 900,602.

Peter Johnston 2<sup>nd</sup> VOTE 5-0 All in Favor

Discussion:

Budget: Planning Board and ZBA to seek Town Meeting approval of going back to their separate budgets as it had always been.

Ed Kelley- Business Alliance appreciates the Planning Board meeting with them to provide information regarding the 43D.

Mark Fermanian Motioned for Chair to send BOS a letter regarding the utilization of MRPC for the zoning map under the Planning Boards direction.

Jim Lucchesi 2<sup>nd</sup> VOTE 5-0 All in Favor

Regarding the request for Planning Board Minutes to be placed on the web-site:

Discussion regarding virus issues with the computer at this time. Office Manager stated that hopefully the computer guy can fix the problem and files can be converted.

Mark Fermanian Motioned to release the minutes (as approved) to the Communications Committee when the Office Manager is able to convert files and put everything together.

Jim Lucchesi 2<sup>nd</sup> VOTE 5-0 All in Favor

Mark Fermanian motioned to adjourn

Steve Wentzell 2<sup>nd</sup> VOTE 5-0 All in Favor

Adjourn 8:45