

PLANNING BOARD MINUTES

September 3, 2009

Ayer Town Hall

1 Main Street

Ayer, MA. 01432

In attendance: Mr. Peter Johnston-Chair, Ms. Jennifer Gibbons –Clerk, Mr. Mark Fermanian, Mr. Glenn Garber & Mr. Steve Wentzell

(Susan Sullivan/Office Mgr. and Atty. Chris Heep & Ray Miyares)

7:00 PM

- **Cont. Preliminary Plan/Kingsburg Circle**

Engineer Steve Mullaney, and proponents; Tracey and Rosalie Eliades

Regarding the 6 acres of land on the Groton town line zoned A2 and the “new” pre-lim. plan for proposed 6 lots w/ turn around circle.

A *cul de sac*, was proposed, positioned on the town line with 6 lots and shared wells.

Legal counsel suggested any approval would require a waiver.

Mark and Glenn stated they were not comfortable with access thru Groton to get to this street nor granting these waivers for road length.

Rosalie Eliades stated that she feels the board has not been helpful at all.

Proponents asked about other towns and setting presidents.

Glenn stated that most towns do not take road length lightly

Mr. Mullaney brought up Kohler Place and the dead end.

Legal stated that it is not appropriate to refer to other projects.

Peter Johnston stated simply the project exceeds the regulations and he is not comfortable waiving them.

Mrs. Eliades stated, sharply, that the town does not want to work with them and asked them to reconsider.

Mark Fermanian motioned to deny the proposed preliminary plan for Kingsbury Circle as the plan shows a dead-end street that is longer than 500 feet, a violation of Section IV.A.4.a of the Town of Ayer Subdivision Control Regulations and the street length is not necessitated by topography or other local conditions, and that the requested waiver of Section IV.A.4.a is not in the public interest.

Glenn Garber 2nd

VOTE 5-0

All in Favor

- **ANR/Fletcher Estates –Twin Valley Homes**

Proponent explained a small 15 x70 parcel to convey to parcel 118

Steve Wentzell motioned to approve the ANR dated September 2009, for Twin Valley Homes as presented. Plan shows no alterations to adequate frontage requirements.

Mark Fermanian 2nd

VOTE 5-0

All in Favor

- **Zoning Map/MRPC**

Information and draft map presented by Jason Stanton (MRPC) suggested additions include: Patriot Estates, Pingry Hill, Willow Rd., Stratton Hills, Norwood Ave connection to Highland Ave.,. It seems that at T.M. 6/24/91 amendment 14 art. 6 add water supply dist. I’s carried. Glenn suggested that it should be noted on the map that discrepancies do exist. Jason will draft language to that effect and forward to Planning Board for approval.

Yellow shaded areas on map north of Wright Rd. to be corrected back to green (A-1).

- Elizabeth Estates/discussion for lot release

Bob Prescott would like to put forth a passbook bond. Bob will draft passbook agreement letter for bd. to forward to Town Counsel for action by PB.

- Ridgeview Heights/Bond reduction

Steve Mullaney (eng.), Rick Roper (dev.) Mr. Pointer

Breakdowns provided by Tata & Howard and DPW Superintendent.

Jennifer Gibbons Motioned to reduce the bond for Ridgeview Heights, based upon recommendations from Tata & Howard and DPW Superintendent, to Phase 1A \$ 200,751. and Phase 1B \$ 111,242. as requested.

Mark Fermanian 2nd

VOTE 5-0

All in Favor

- Bills & Minutes

Jennifer Gibbons will forward the minutes from the meeting in June to PB Office and members for review.

Steve Wentzell motioned to approve the minutes from July 9, 2009 as written.

Mark Fermanian 2nd

VOTE 5-0

All in Favor

Jennifer Gibbons motioned to approve the minutes from August 6, 2009 as written.

Steve Wentzell 2nd

VOTE 3-0 (Steve & Glenn abstained) So moved

Glenn addressed the board regarding the COG Zoning Contract as they would like to come before the board to discuss refining areas. Board agreed.

Steve Wentzell motioned to adjourn

Jennifer Gibbons 2nd

VOTE 3-0

All in Favor

Adjourn (9:10)