

PLANNING BOARD MINUTES

February 5, 2009

Ayer Town Hall

1 Main Street

Ayer, MA. 01432

7:00 PM

In attendance: Mr. Peter Johnston-Chair, Mr. Mark Fermanian, Mr. Steve Wentzell, and Mr. Glenn Garber (Ms. Jennifer Gibbons –Clerk at 7:35)
(Susan Sullivan/Office Mgr.)

7:00 PM Public Hearing: Eagles Nest Estates

Definitive Plan for 134 Central Ave.

Dave Canney (Canney Bros. Construction), Rob Anctil (Atty.) & Stan Dillis (Engineer) presented the plans. No negative comments from town boards. Private rd. is proposed. Sewer will be gravity. Waivers requested are for centerline radius(100'), intersection 90 deg. 20' right of way with no sidewalk, dead end 120' with 50' pave. Cul-de-sac with t turn, low impact dev. Engineer to add a boundary marker at the 25' line for no disturb zone and will be recorded on plans. Roadway agreement will be drafted-Board prefers a simple draft to be reviewed by town counsel.

Kopelman & Paige (Town Counsel to review common drive agreement and paper street interest to town.

No public input.

Mark Motioned to accept the definitive plan for Eagles Nest Estates with the following agreed upon waivers:

1. Centerline radius of 100'
2. Street location and alignment: Intersection with Central Ave. 90o at an angle.
3. Street cross-sections: 40' row, 20' wide pavement, no sidewalk.
4. Dead end streets: Property line radius of 50' with a "T" turnaround.
5. Stormwater & Curbing: Open drainage and no curbing to allow for low impact development measures.

Steve Wentzell 2nd VOTE 5-0 All in Favor

Glenn Garber Motioned the following notes and conditions shall be added to the plans;

1. Shaded dark green areas depicting a "no disturb zone" on lots 2 & 3 shall be recorded with the plan and on each deed.
2. Decision subject to approval and recording of a Road Maintenance Agreement approved by Town Counsel, approval of a conservation easement agreement and release of any interest in Groveland St.

Mark Fermanian 2nd VOTE 5-0 All in Favor

8:00 PM Public Hearing: Mass Wildlife

Site Plan/Groton Shirley Rd./Game Farm Site

Robert Delanger & Terry Smith (Fish & Game engineer) Explained the Site Plan (need Mylar) in currently MEPA process.

Jennifer Gibbons Motioned to approve the Site Plan for Mass Wildlife as submitted.

Mark Fermanian 2nd VOTE 5-0 All in Favor

General Business:

(Mark Fermanian recused as Gervais Ford employee)

Gervais Ford. Requesting a site plan (2 year) extension.

Atty. Tom Gibbons explained the need for extension as no work has occurred as of yet.

Steve Wentzell Motioned to extend the Site Plan for Gervais Ford to March 2011.

Glenn Garber 2nd VOTE 4-0 All in Favor

Steve Wentzell motioned to adjourn.

Glenn Garber 2nd VOTE 5-0 All in Favor

Adjourn