

PLANNING BOARD MINUTES

February 4, 2010

Ayer Town Hall

1 Main Street

Ayer, MA. 01432

In attendance: Mr. Peter Johnston~ Chairman, Ms. Jennifer Gibbons~ Clerk, Mr. Mark Fermanian, Mr. Glenn Garber, & Mr. Steve Wentzell
(Susan Sullivan/Office Manager)

7:00 PM General Business:

- Ridge View/ Bond release

Letters from Tata & Howard and DPW Superintendent Dan Nason supporting release. Glen Garber Motioned to reduce the bond as noted in letter from T&H as supported by Dan Nason (DPW). . Based on the estimated total value of the project and the dollar items, the value of the Bond Estimate for Phase IIA will be reduced and set at \$204,991.31.

Mark Fermanian 2nd VOTE 5-0 All in Favor

Minutes and Bills:

Jennifer Gibbons motioned to pay Kopelman & Paige Dec. legal cost for Cowley (special TA acct.)

Steve Wentzell 2nd VOTE 5-0 All in Favor

Jennifer Gibbons motioned to pay Kopelman & Paige Dec. legal cost for G.V. Moore \$578.00. (special TA acct.??-Susan will check w/Shawn re: cost)

Steve Wentzell 2nd VOTE 5-0 All in Favor

Jennifer Gibbons motioned to pay Kopelman & Paige Nov. \$153.00 legal cost for Cowley (special TA acct.)

Steve Wentzell 2nd VOTE 5-0 All in Favor

Mark Fermanian motioned to approve the minutes from January 7, 2010 as written (w/ slight amendment/per Glenn in 3rd paragraph Jennifer will resend in form to Susan).

Steve Wentzell 2nd VOTE 5-0 All in Favor

- Carolyn McCreary/ Green Communities~ BOS adopted

Would like to see zoning for renewable energy (green vehicles, gas emissions, building codes, etc.) information regarding a speaker Kelly Brown 7PM March 9th –PB is invited to attend.

- Judi Barrett/C.O.G.

PB agreed to have meetings on February 22nd and March 1st at 7:00 PM. Susan will post.

Discussion re: retail, possibility of capping size of stores in specific areas of downtown.

Public input: H. Zane, C. McCreary

Discuss mixed uses in downtown maybe with a Special Permit.

Prohibit drive-thru food establishments ~keep as is.

Hotels, Motels, etc. by S.P.

Parking Req. on Main Street to remain ~as is in hopes of future needs being met by parking garage in future.

Building dimensions now 40' height add 1 story w/ S.P. and capped.

Glenn Garber motioned to adjourn

Steve Wentzell 2nd VOTE 5-0 All in Favor

Adjourn 9:20 pm