



PLANNING BOARD
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PLANNING BOARD MINUTES

March 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

Peter Johnston requested a moment of silence for the former (27 year) Town Moderator Chuck Horgan.

General Business:

- Sandy Pond Estates/lot release
David Murray (developer) requesting two lots to be released (#'s 17 & 27A)
Mr. Murray explained work that has been completed to date.
Members reviewed the letter from DPW Superintendent, Dan Nason with his recommendation to release the lots. Planning Board would like to see in writing a formal request from the developer as well as a breakdown of balances and work completed to date. Mr. Murray explained he was due to pass papers on lot 27A and needed this release to do so, The Board agreed to release lot 27A now and lot 17 when the paperwork is rec'd by the Office Manager, Susan Sullivan.
Mark Fermanian motioned to release the lot 27A now and lot 17 when the Planning Board Office receives all the required paperwork.
Steve Wentzell 2nd VOTE 5-0 All in Favor

Bills & Minutes:

- Jennifer Gibbons motioned to approve the minutes of Feb 4, 2010 as submitted.
Mark Fermanian 2nd VOTE 5-0 All in Favor
- Jennifer Gibbons motioned to approve payment to Tata & Howard through the consultant by law account for Ridgeview Heights in the amount of \$ 94.26.
Mark Fermanian 2nd VOTE 5-0 All in Favor
- Jennifer Gibbons motioned to approve payment to Tata & Howard through the consultant by law account for Ridgeview Heights in the amount of \$ 961.41.
Mark Fermanian 2nd VOTE 5-0 All in Favor
- Jennifer Gibbons motioned to approve payment to Tata & Howard through the consultant by law account for Ridgeview Heights in the amount of \$ 1,490.17.
Mark Fermanian 2nd VOTE 5-0 All in Favor

Office manager will check on status of Ridgeview account to date and forward to Board.

- PondView re: brief discussion on meeting from Friday afternoon 2/26/10 with; attys., home owners association, Planning Office Mgr., DPW staff and Supervisor, ConCom, and all remaining storm water catch basin issues. Bonding etc.

Planning Board will check with T.A. to see if there were any issues brought to Town Counsel that may have been held up.

Homeowners would like a copy of minutes from 2007 that could possibly shed a light on any outstanding issues not dealt with to date.

Office Mgr. submitted minutes.

- Judi Barrett/C.O.G.

Zoning updates

Focus on the west side of town this meeting:

GB will be somewhat of a mixed use

LI on Park St ..possible over-lay district. Judi will look into options for an over-lay district option for this gateway area and present at a later date. Possibly reduce lot requirements while adding higher standards on esthetics.

Rotary area may be OK PB have no real issues for change.

GB on Central Ave. needs a new district as a gateway (possibly; Central Ave. District) Also discussed was the area on West Main as to possibly changing the name of the district. Planning Board will be thinking about what they would like to see in these areas.

Next meeting will be on Tuesday, March 23 @ 6:00PM

Mark Fermanian motioned to adjourn

Steve Wentzell 2nd VOTE 5-0 All in Favor

Adjourn 9:18 PM