

PLANNING BOARD 1 MAIN STREET AYER, MA 01432 PHONE: 978-772-8218 FAX: 978-772-3017

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PLANNING BOARD MINUTES

April 1, 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:

• Steve Mullaney/ 38 Groton Harvard Rd. Conceptual plan Emily's Way presented by Steve Mullaney (S.J. Mullaney Engineering) 14 single family homes

Sewer- gravity towards Groton-Harvard Rd.

38 G. H. Rd. would be demolished and used as access point to subdivision. Home may be donated to Habitat for Humanity.

24" pavement width-Waiver

Sidewalk on one side- Waiver

Stormwater: Req., control w/no increase 3 detention basins & lot specific drainage.

50' right of way

Sewer and water utilizing existing mains on G.H. Rd. and tie into Highland Ave. for water (looped) create an emergency access & utility easement. Questions raised about the possibility of a thru way onto Highland Ave. would create too much traffic as a cut thru.

Mr. Mullaney hopes to go right to a definitive Plan.

• ANR/Sandy Pond Investment, Sandy Pond Rd.

Ed Cornellier and Fran Callahan presented ANR plans 3 to 2 lots (lot X & parcel A part of Kohler Place in back of property) Plans exceed minimum required frontage on a public way.

Mark Fermanian motioned to approve the ANR plan for Sandy Pond Investment Plan L-10184-X prepared by David Ross Assoc.

Steve Wentzell 2nd

VOTE 5-0

All in Favor

Pond View /Discussion

Tom Roy addressed some issues with the Planning Board. The Chair stated that Town Counsel has reviewed and remaining bond issues are being looked at. Board and Trustees looked over the items in question and most are Concom issues and/or Dpw. Planning Board members will be attending the site walk on Friday.

Jennifer Gibbons questioned the submittal of breakdowns from Dave Murray/Sandy Pond Estates. J.G. stated that she wants the lot that was released to be immediately rescinded for lack of information requested. Jennifer Gibbons Motioned to rescind the release of lot 27A for Sandy Pond Estates.

Mark Fermanian 2nd

Vote 5-0

All in Favor

Bills & Minutes:

Glenn Garber moved to authorize payment to Tata & Howard for the technical review of Ridgeview Heights for \$206.90.

Mark Fermanian 2nd

Vote 5-0

All in Favor

Jennifer Gibbons motioned to approve the minutes for March 4 as written. Vote 5-0

Mark Fermanian 2nd

All in Favor

Jennifer Gibbons motioned to approve the minutes for March 23 workshop as written.

Mark Fermanian 2nd

Vote 4-0(G. G. abstained) All in Favor

Chair wants to have elections to all PB rep. boards at the next regular meeting in May. P.J. would like to keep the MRTC PB Rep. seat. P.J. updated Board on last meeting and stated that the parking garage issue was rolling forward.

Available Boards needing PB reps:

- ~MRPC (Montachusett Req. Planning)
- ~MRTC (Montachusett Req. Transportation)- P.J.
- ~Stormwater Committee
- ~CPIC
- ~CPAC

Adjourn