



PLANNING BOARD
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PLANNING BOARD MINUTES

May 6, 2010
Ayer Town Hall
1 Main Street
Ayer, MA. 01432

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

7:00 PM

General Business:

- Chair called the meeting to order. Mr. Johnston announced that Mr. Fermanian would not be in attendance this evening due to a family commitment. The Chair then stated that this being the first Planning Board meeting following the elections, makes it the meeting to reorganize the board and he is not interested in seeking the Chairman's position again.

Glenn Garber nominated Jennifer Gibbons for Chair.

No objections or additional nominations. Mr. Johnston asked for votes
Mr. Garber –aye, Mr. Wentzell –aye, Ms. Gibbons –aye, and Mr. Johnston –aye
All in Favor

Mr. Johnston welcomed Ms. Gibbons to the Chair and stated she will now be taking over as Chairman.

- Jennifer Gibbons stated that Mr. Murray would not be here this evening for Sandy Pond Estates.

7:06 PM

Public Hearing; Hancock Assoc. (Ayer Oil)
Site Plan Review/25 Westford Rd.

Joint Public Hearing w/BOH (Mary Spinner~Chair, Margaret Kidder~Clerk,
Marilyn McMillan~Member & Michelle Carlisle~BOH Secretary)

Margaret Kidder read the legal advertisement into the record.

Mr. Boardman (Hancock Assoc.), Mr. Coluccio (Webb Engineering) & Mr. K. Horgan (owner-Ayer Oil) proposed the site plan for Ayer Oil.

Mr. Boardman presented the plans for replacing the old tank w/3 larger tanks, pads, and canopies for additional environmental protection as well as convenience. Also included in the plan is the removal of the two smaller residential propane tanks.

Mr. Coluccio stated that dikes would be designed to meet EPA regulations for full emergency containment. Additionally, high level controls with alarms either optical (laser) or floater type would be utilized according to the specifications of the State Fire Marshall.

Mr. Horgan noted that Ayer Fire Chief Padrazzi had spoken highly of the operations of Ayer Oil and inspects the facility yearly.

Mr. Johnston stated that the Planning Board had received feedback from Ayer Police Chief Murray giving his approval, DPW stating their approval; they are pleased to see the required containment structures and protective canopies on this site since it lies within the Aquifer Protection overlay District., and Building Inspector, having no objections, but stating a corner of the pad/canopy extends into the tree buffer zone and wants to be sure there is no tree removal.

Ms. Gibbons questioned the approval without having all of the emergency containment details available.

Mr. Coluccio stated this falls under the State Fire Marshall and has to go by their required regulations.

Margaret Kidder motioned for BOH approval of the plans as presented.

Marilyn McMillan 2nd VOTE 3-0 All in Favor (BOH)

Marilyn McMillan Motioned to adjourn. (7:25)

Margaret Kidder 2nd VOTE 3-0 All in Favor (BOH)

Abutters:

Mr. P. McGuane spoke about a joint venture with Mr. Horgan and complemented Mr. Horgan's first class operation. He also stated he was co-owner of the property but has no ownership of the business and in favor of approval.

Peter Johnston moved to approve the Site Plan for 25 Westford Rd. under the zoning by-laws of the Town of Ayer for the construction or enlargement of a commercial or industrial structure having a gross floor area exceeding 1200 sq. ft. or building volume greater than 30,000 cubic ft. plan #15661 dated 3/29/10.

Discussion:

Glenn Garber moved to add an amendment; with the condition from the Building Inspector that there is no cutting of trees within the buffer zone and that the limits of impervious area not exceed 19% without triggering a mandatory site plan.

Steve Wentzell 2nd VOTE 4-0 All in Favor

Jennifer Gibbons Motioned to approve the Site Plan for 25 Westford Rd. dated 5/7/10 Plan # 15661 with the amendments. (J.G. stated she looked into it and Chairs can make motions)

Glenn Garber 2nd VOTE 4-0 All in Favor

Bills and Minutes:

Steve Wentzell Motioned to authorize payment for Office supplies from Staples in the amount of (PB's 50%) \$150.30.

Peter Johnston 2nd VOTE 4-0 All in Favor

Steve Wentzell Motioned to authorize payment to P.C. Dr. (PB's 50%) \$37.50

Peter Johnston 2nd VOTE 4-0 All in Favor

Steve Wentzell Motioned to approve the minutes of April 8, 2010 as written.

Peter Johnston 2nd VOTE 4-0 All in Favor

Election of officers to various boards needing PB representatives:

Peter Johnston Nominated Steve Wentzell as Clerk for the Planning Board

Steve Wentzell 2nd VOTE 4-0 All in Favor

Volunteer positions:

MRTC -Peter Johnston accepted
MRPC - (table item)
Stormwater -Jenn accepted
CPIC -(table item)
CPAC -Mark?? (1st wed at 7pm)
Jennifer Gibbons nominated Glenn Garber as V-Chair

Bd. agreed to table to next meeting.

Jennifer Gibbons stated she thinks the Planning Board should be holding a public hearing to support Floodplain amendments for Ayer at Town Meeting. The PB office has not rec'd a filing from the state. The Bd. looked at the Town Meeting Warrants to see if in fact an amendment was submitted and did not see one. Jennifer is going to check with the Town Admin. tomorrow. PB will follow-up at next meeting.

Chair to inform town, on Town Meeting floor, the Zoning changes coming in November.

Steve Wentzell Motioned to adjourn
Glenn Garber 2nd VOTE 4-0 All in Favor

Adjourn (8:08 pm)