

PLANNING BOARD MINUTES

December 2, 2010

Ayer Town Hall

1 Main Street

Ayer, MA. 01432

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

7:00 PM

Chair Jennifer Gibbons opened the meeting of the Ayer Planning Board.

Cont.Public Hearing: Site Plan Review-Calco LLC 200 West Main Street

Ms. Gibbons read letter requesting a continuance to January 6th with decision on January 13th.
(11 parking spaces-still remains an issue)

Glenn Garber Motioned to accept the request for continuance to January 6th at 7PM.

Peter Johnston 2nd VOTE 4-0 All in Favor

General Business:

• **Ridge View Heights/Rick Roper regarding Bond**

Mr. Roper expressed his frustration wondering why it has taken so long to get an answer back from Town Counsel regarding a bond.

Ms. Gibbons stated she is waiting for an answer from Town Counsel and as soon as she gets it she has been authorized by the board to sign it.(Nov 16 mtg)

Jenn Gibbons will send original to Hamwey eng. and copy R. Roper

Glenn Garber motioned to retain Hamwey Eng. for the inspection of Ridge View Heights.

Peter Johnston 2nd VOTE 4-0 All in Favor

• **Autumn Ridge**

Ms. Gibbons stated that letters were sent to the developer and no response has been rec'd. She also sent a letter to the Building Insp. and asked if any lots still needed permits. Gabe Valente stated no the building permits were released in bulk. Ms. Gibbons stated that DWP/Dan Nason has checked out the development and has stated to her that everything is complete.

• **Bills**

Steve Wentzell motioned to approve payment to Grafax for the draft version of by-laws \$217.75.

Peter Johnston 2nd VOTE 4-0 All in Favor

Steve Wentzell motioned to pay the legal fees for Autumn Ridge and Pond View in the amount of \$ \$1,295.00.

Glenn Garber 2nd VOTE 4-0 All in Favor

• **Minutes**

Note: June 2009, October 15 and Nov. 19th minutes –still not available as taken by Jennifer Gibbons

Steve Wentzell Motioned to approve the minutes of November 4th and 16th as written.

Peter Johnston 2nd VOTE 4-0 All in Favor

PUBLIC HEARING CONTINUATION - EMILY'S WAY DEFINITIVE SUBDIVISION

Jennifer Gibbons reconvened the public hearing for the proposed Emily's Way Definitive Subdivision.

Also Present:

Matthew Fields (MEMS)
Attorney Sherrill Gould
Stephen J. Mullaney, P.E. Mullaney Associates

Ms. Gould stated the engineer needed another 2 or 3 weeks and asked that the meeting be continued to the January 6th meeting date.

Steve Wentzell motioned to accept the request for continuance for Emily's Way as requested by Sherrill Gould to January 6th at 7:30.

Peter Johnston 2nd VOTE 4-0 All in Favor

• **Zoning By-law Update**

Ms. Gibbons stated the Board would be holding a workshop on December 8th. She further stated the subdivision control Regs. had a page missing when she forwarded them to Town Counsel.

Jennifer stated Chris Heep (Myares and Harrington) is working on a document for the Board.

Ms. Gibbons stated the Planning Board needed to set a date for an Executive Session over the next week or two to discuss a complaint and violation of a contract regarding staff.

Ms. Gibbons polled the board and stated they would tentatively meet on December 9th at 4pm.

Glenn Garber motioned to adjourn

Steve Wentzell 2nd VOTE 4-0 All in Favor
Adjourn