

**PLANNING BOARD MINUTES**

**January 20, 2011**

**Ayer Town Hall**

**1 Main Street**

**Ayer, MA. 01432**

In attendance: Mr. Steve Wentzell & Mr. Peter Johnston  
(Susan Sullivan/Office Manager)

**1:00 PM General Business:**

Steve Wentzell opened the Planning Board meeting.

• **Judi Barrett C.O.G. re: Zoning By-Laws**

Discussion regarding Zoning By-Law Updates;

Off Street Parking

All night businesses w/signs illuminated

Aquifer Protection Zone and which board over sees this zone.

Chapter 40A does not allow BOH to authorize Special Permits. (Judi is sending supporting documentation for me to forward on to Board of Health)

Additionally; BOH's role is in ground water protection not in the Zoning aspect.

Special Permits for existing Single Family homes conversion before date of this new By-law.

Add provision for all residential used to gain accessory use with a Special Permit.

Judi will provide a "new version" of By-laws by the end of next week for viewing on-line.

Looking to go forward with changes at the Fall Town Meeting 2011.

MRPC –Map all GB to mixed use on Park Street.

(Zoom in map for Town Meeting)

Check with Town Administrator for support of documents (cost)

Peter Johnston Motioned to adjourn

Steve Wentzell 2<sup>nd</sup>

VOTE 2-0

All in Favor