

Town of Ayer Planning Board

Meeting Minutes for March 8, 2012 – Approved May 3, 2012

Location: Ayer Town Hall, 1st Floor Meeting Room

Members Present: Chairman Mark Fermanian (MF), Alene Reich (AR) – excused at 7:55 PM, Richard Roper (RR), Jeremy Callahan (JC)

Not Present: Peter Johnston, Susan Sullivan

APAC taped: YES

7:05 PM – Open Meeting

- **Ridge View Heights Bond**
 - Approval letter from Hamwey Engineering (agent to PB) to Dan Nason presented and discussed.
 - Approval letter from Dan Nason presented and discussed.
 - JC raised issue of RR conflict of interest on this issue; suggested that Board can vote to allow RR to speak.
 - Motion by JC to allow Rick Roper to speak on issue of bond; MF second.
 - Motion passed unanimously.
 - John Cadigan cautioned the Board to ensure that adequate amounts are retained to ensure completion of the project.
 - MF referenced the remaining amount of the bond and indicated the zoning bylaws dictate bond amounts.
 - RR pointed out that the bond amount is in addition to the amounts still budgeted to complete the work.
 - JC referenced letters from Dan Nason and HamwEy Engineering approving of the bond modifications.
 - Motion by AR to approve bond modification as presented; JC second
 - Motion passed unanimously (RR recused himself)

- **Cain's Proposed Expansion**
 - Representatives of Cain's presented a proposal to construction an addition at the rear of their building to house waste water treatment equipment for discussion; the proposed construction appears to meet all zoning regulations.
 - The Board expressed no concerns about the proposed construction; Cain's will maintain contact with the Building Inspector and proceed as required.
 - The Planning Board will create memo clarifying that the Board has no concerns about the proposed construction.

- **Ridge View Heights Street Acceptance**
 - Steve Mulaney was not present.
 - JC suggested this agenda item is for information only.
 - There is no vote necessary on this item.

- **7:15 PM - Public Hearing for Proposed Zoning Bylaw - Continued**
 - **Revised Document**
 - The Planning Board has not received the latest draft of the proposed zoning bylaw from Judi Barrett; *Planning Board will follow up with Judi Barrett.*

 - **Zoning Map**
 - Two maps from MRPC – 2009 and 2011; *Peter Johnston will be asked to summarize any discussion he had with MRPC.*
 - Differences between the maps discussed.
 - JC: October 2009 map was approved by Town Meeting and has been stamped/signed by AG.
 - JC: October 2009 map is on ZBA and assessor's site; possibly not in the Clerk's office (David Bodurtha agreed the map posted in Town Clerk's office and Assessor's office do not agree with the October 2009 map); the October 2009 map is posted on the wall of the Meeting Room with the stamp "DRAFT" on the top.
 - *Planning Board will look into directing all Town departments to use this map.*
 - David Bodurtha & Pat Walsh: Make sure the copy of the article regarding the October 9 map, as approved, is provided for the future Town Meeting when the proposed zoning bylaw is presented.
 - John Cadigan questioned whether a map reflecting "Parcel" level information is available; it is not but could be a future project.
 - John Cadigan suggested the creation of "buffer zones" at boundaries between residences and other zones.
 - Ledger sized copies of both zoning maps will be provided by the Planning Board to the Town Clerk for public review and comparison.

 - **Zoning Bylaw Q&A**
 - The proposed zoning bylaw will go before Town Meeting as soon as Fall, 2012.
 - John Cadigan: corner lots (how are the remaining yards defined?); *Planning Board will follow up with Judi Barrett for an answer.*
 - The makeup of the ZBA is dictated by Town Bylaws and not the proposed zoning bylaw.

- **Continue Public Hearing**
 - Discussion of continuing vs. closing hearing.
 - Motion by JC to continue public hearing to May 3; RR Second.
 - Motion passed unanimously (AR was excused before the vote)

- **Vicksburg Square**
 - MF noted that the Planning Board discussed Trinity's proposal for Vicksburg Square in July, 2011.
 - Motion by JC to express support of the development proposed at Vicksburg Square by Trinity Financial; RR Second.
 - Motion passed unanimously (AR absent)
 - The Planning Board will send a letter to Trinity expressing support for the project.

- **Minutes**
 - MF distributed meeting minutes for the January 5, 2012, meeting.
 - Minutes from February meeting are under review by Board members.
 - Discussion and vote of all meeting minutes will be postponed to April meeting.

- **Meeting Schedule**
 - The next meeting will be April 5, 2012 at 7 PM.

- **8:00 PM: Adjourn**
 - Motion by RR; JC Second.
 - Motion passed unanimously.