

**PLANNING BOARD MINUTES**  
**Thursday April 5, 2012**  
**Ayer Town Hall**  
**1 Main Street**  
**Ayer, MA. 01432**

**Present:** Mr. Mark Fermanian (Chair), Mr. Rick Roper, & Mr. Jeremy Callahan  
 (Alene Reich -7:20)  
 S. Sullivan-Office Manager

7:00 PM Meeting called to order

Bills & Minutes:

Hamwey Engineering...(R. Roper recused) wait for additional Board members  
 Jeremy Callahan motioned to approve the payment to the Lowell Sun in the amount of \$129.20  
 for notice of the Zoning Bylaws hearing.

Rick Roper 2<sup>nd</sup> VOTE 3-0 All in favor  
 (Alene Reich arrived)

Jeremy Callahan motioned to authorize payment to Hamwey Engineering for inspection of Ridge  
 View Heights in the amount of \$ 720.00.

Alene Reich 2<sup>nd</sup> VOTE 3-0 (R. Roper recused) All in Favor

General Business: (Rick Roper recused from Board and will remain present as developer)

- Ridge View Heights (sign bond/lot release) from last meeting
- Ridge View Heights Street Acceptance (Board Recommendation to BOS)
- Janine Nichipor resident on Haymeadow Lane is opposed to the support of Street  
 (attached summary)

acceptance albeit she feels the neighborhood is beautiful and feels the developer has  
 given a lot of thought to making the neighborhood livable and attractive and she feels  
 that it is in the best interest of the town and neighborhood to get the streets accepted,  
 she feels they are not ready. She stated the end of Haymeadow is unfinished and a  
 threat to the existing roads. She further stated that there are piles of dirt that become  
 mudslides and there are boulders that need to be removed as well.

During this discussion Mr. Callahan suggested that Mr. Roper leave the table because of  
 a conflict. Mr. Roper stated he had recused and has a right to speak as a citizen. Mr.  
 Callahan insisted he leave the table and Ms. Nichipor, sitting at the table, agreed...Mr.  
 Roper left the table. Mr. Mullaney, Mullaney Engineering, stated that Ms. Nichipor is  
 referring to phase 5 and that the acceptance is for 1A & 2A. He further stated that the  
 developer will still be responsible for any mud spillage etc. from any non-accepted lots,  
 streets etc. He added that there is a settlement agreement with the town which is very  
 clear on "5 subdivisions" for bonding and street acceptances. He further stated the final  
 coats are on these streets.

Jeremy Callahan motioned to authorize the Chair, Mark Fermanian to sign the letter of  
 support for the Street acceptance to the BOS referencing layout of Fox Run Drive, Quail  
 Run, and portions of Haymeadow Lane and Old Farm Way.

Alene Reich 2<sup>nd</sup> VOTE 3-0 All in Favor

