

**PLANNING BOARD MINUTES**  
**Thursday, October 4, 2012**  
**Ayer Town Hall**  
**1 Main Street**  
**Ayer, MA. 01432**

**Present:** Mr. Mark Fermanian (Chair), Alene Reich, Mr. Jeremy Callahan & Mr. Jim Lucchesi  
 S. Sullivan-Office Manager  
 (R. Roper absent)

7:00 PM Meeting called to order

- Public Hearing: C Moore  
 Preliminary Plan/Nashua Street

Calvin Moore and Cal Goldsmith (GPR Inc.) presented plans for a 8 home cul de-sac at the end of Nashua Street.

- 8 lot subdivision
- 655' cul de-sac (waiver)
- Within 100' of buffer zone (need ConCom NOI etc.)
- Drainage (on-site) 2 areas
- 40' road width (waiver)
- Sidewalk (waiver)
- Town water and sewer
- Sewer pump sta. needed- 4" main and pump sta. at each home

(Alene arrived 7:10)

Jeremy asked if they have looked over the new Zoning by-laws ...they stated "yes" and have no concerns.

Town Boards feedback:

BI, Police, BOH all sent back no current concerns with proposed project.

DPW=Need sewer looped, water main hydrant flow, stormwater unclear, etc.

ConCom=need to file NOI

-As long as they are currently working with DPW and ConCom the PB have no issues.

Rick Dusek (abutter) asked about the pump stations and was assured they would provide them for each home.

Jeremy Callahan Motioned to approve the preliminary Plan for C. Moore on Nashua Street as presented dated Aug 2012.

Alene Reich 2 <sup>nd</sup>	VOTE 4-0	All in Favor
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General Business:

Zoning By-laws/map

Discussion.

Have small 2011 maps printed to add to BOS Town Meeting pkts and include the 2009 as well. All else looks fine.

Jeremy will contact Cindy (IT) to clarify/confirm the Town Meeting proposed set of By-laws on-line.

Minutes:

Alene Reich motioned to approve the minutes from September 20, 2012 as written.

Jeremy Callahan 2 <sup>nd</sup>	VOTE 4-0	All in Favor
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Jeremy Callahan motioned to adjourn

Jim Lucchesi 2 <sup>nd</sup>	VOTE 4-0	All in Favor
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Adjourn