

**PLANNING BOARD MINUTES**  
**Thursday, May 2, 2013**  
**Ayer Town Hall**  
**1 Main Street**  
**Ayer, MA. 01432 (not videotaped?)**

**Present:** Mr. Mark Fermanian (Chair), Mr. Rick Roper (Clerk), Morris Babcock, & Mr. Jim Lucchesi  
 S. Sullivan-Office Manager

7:00 PM Meeting called to order

Board introduced and welcomed newest member Morris Babcock to the Planning Board.

General Business:

- Tom Gibbons/Hospital Site expansion  
 Doreen Thomas (operations), Chuck Layman, Kevin Newman, Cheri Mays (architect).  
 Tony Moore (engineer) & Tom Gibbons (Atty.)  
 Steward Health Care System addition presented for a 16 bed Behavioral Health Unit for Geriatric Psychiatry Programs (55 and over).  
 -Site Plan Regulations state per By-law 10.2 ..."the Planning Board may waive any or all requirements of a Site Plan review for external enlargements of less than 25% of the existing floor area".  
 -less than 25% (10% proposed plan)  
 - Hospital currently resides on 40 acres with 16 acres developed at this time.  
 -New proposed building =11,500 Sq. Ft. within the Healthcare Zone is allowed use.  
 -Losing 28 parking spaces, requirement is 320 and they will still have 640 remaining.  
 Very little traffic impact-if any.  
 -200sq ft. of impervious area minimal impact at best.  
 -Fire and Police input is a must per Planning Board  
 Prior issues with site expansion were regarding Cell Towers and Helipad. This will not negatively impact the neighborhood.  
 Rick Roper Motioned to waive the Site Plan Review for Steward Health Care Systems if plan is reviewed and ok'd by Fire and Police.  
 Jim Lucchesi 2<sup>nd</sup> Vote 4-0 All in Favor  
 Planning Board happy to assist with the expediting of the new wing and see the project as an asset to the town including the creation of new jobs.  
 David Maher (Economic Development) spoke on behalf of the project stating the importance for the expansion and the benefit of new jobs.

- Autumn Ridge/letter  
 Board in agreement that the town should support the homeowners and approve Town Counsel submitting a letter to require the builder to complete/repair the roadways.  
 Jim Lucchesi motioned to approve the request of the Town Administrator to have Town Counsel write a letter to the Developer and Developer's Counsel regarding various concerns in response to their letter from 2010.  
 Morris Babcock 2<sup>nd</sup> Vote 4-0 All in Favor

Discussion: regarding 1 Barnham Rd (Mark Fermanian recused) Board members want to see a plan if the Building Inspector directs them to the Planning Board.

Bills & Minutes:

Jim Lucchesi motioned to approve the minutes of April 18, 2013 as written.  
 Rick Roper 2<sup>nd</sup> VOTE 3-0 (M.B. recused) All in Favor  
 Jim Lucchesi motioned to adjourn after signing the H.S. Plans  
 Morris Babcock 2<sup>nd</sup> VOTE 4-0 All in Favor

Adjourn