

## **Town of Ayer Planning Board**

Meeting Minutes for January 8, 2015 – For Approval  
Location: Ayer Town Hall, 1<sup>st</sup> Floor Meeting Room

Members Present: Chairman Jeremy Callahan, (JC), Richard Roper (RR), Jenn Gibbons (JG)  
Not Present: Kyle Gordon  
APAC taped: YES

### **Call to Order: 7:05 PM**

### **Organization of the Board:**

The board received notice that longtime member James Lucchesi has resigned effective immediately from the Planning Board. Note: *Mr. Lucchesi was first elected to the Planning Board in 1997 to 2008 and again 2013 to present*)

**MOTION:** Motion by RR to appoint Jeremy Callahan to be the chairman: second by JG  
MOTION PASSED UNANIMOUSLY

Planning Board Chair to send written notice of this vacancy to the Board of Selectmen pursuant to MGL C.41,s.11. and Planning Board's intention to participate in the joint appointment process with the Selectmen.

JC to send Town Clerk notification of the newly elected chairman of the Planning Board.

### **Public Hearing - Site Plan Review: (Family Dollar Store)**

Also present Douglas Murray, Hunt Real Estate Acquisitions, LLC., Phil Henry, Architect from Civil Design Group, LLC . and Attorney Thomas Gibbons.

Proposed is the demolish existing building (Car Wash) and the new construct of a 80 x 104 bldg with a loading dock. Single driveway w/two traffic lanes to enter and exit.

28 Parking Spaces total in front of bldg and along the side -- Exterior lighting /5 poles 17' tall.

Landscaping plan includes stockade fencing and shrubs along the rear property line abutting residential area, screening provide around dumpsters, small landscape area in the front adjacent to the entrance/exit.

Truck deliveries will be made during normal business hours therefore no impact to residential abutters.

Review of Town department/staff Comments:

BOH: Floor plans for the retail food area to be submitted to NABOH. Retail food permit will be required. -- Mr. Murray responded there would be no food preparation on site for retail purposes

Public Safety

POLICE --- No objections

FIRE --- Automatic Sprinkler System required pursuant to MGL 26G any bldg in excess of 7,500 sf.

BUILDING COMMISSIONER --- Proposed layout creates the need for a 11' side yard variance

CONSCOM --- Comments not available since Public Hearing regarding Notice of Intent scheduled for later tonight (1/8/2015) to review erosion control plan and drainage system for the parking areas.

DPW: Supt. Mark Wetzel (memo dated 1/5/15) outlines 13 conditions of approval regarding the Site plan and Stormwater Management Report as submitted.

JC informed the board that the Board of Appeals held a hearing in December and voted to GRANT the requested variances in connection with this site plan to include: 14' side setback/required parking spaces reduced to 28 from 42/parking space dimension reduced to 9'x 18'/parking area is permitted along side of bldg. JC described the overall public hearing process as being very positive.

Mr. Murray/Hunt RE, LLC confirmed receipt of Mr. Wetzel's letter and agreed to comply with all the conditions and he further explained that it is his intension to request a 1" service line instead of a 2" line as specified in Item no. 9 in if possible.

Representative of D. Geronimo Brothers (Property Owner --Hannafords Store, Ayer) questioned projected parking needs and whether overflow parking would be necessary. Mr. Murray replied no overflow parking and estimated at 15 customers at any given time . Two employees per shift with designated parking area.

**MOTION:** RR Motion to approve the Site and Landscape Plan prepared by Civil Design Group 10-23-2014 and revised on 11-07-14: Second by JG. **MOTION PASSED UNANIMOUSLY**

**Habitat for Humanity- Modification of Approved Site Plan:**

The board met with Vinnie Benincasa, Project Manager for Habitat for Humanity. This agenda item was requested by the Building Commissioner for a modification of Site Plan. Mr. Benincasa explained upon further evaluation of the parcel, existing slope and ledge on site that it was determined to be more cost effective to modify the original design to accommodate a single roof system by expand front and rear sections of the house to allow for a 64' x 42' two family building with (2) separate entrances and (2) driveways -- Common driveway has been eliminated.

**MOTION:** RR Motion to approve the Site Plan for Habitat for Humanity prepared by GPR, Inc. revised 11/26/2014: Second by JG. **MOTION PASSED UNANIMOUSLY**

**Revisions to Zoning Bylaw Discussion:**

JC and JG volunteered to work on a PowerPoint presentation for the upcoming workshops and final public forum.

PowerPoint presentation should address the comments/concerns raised back in 2012. JC agreed forward his notes.

DRAFT Timetable for two (2) public forums -- (1) weekday and (1) weekend date

JC will confirm with TA Pontbriand deadline for submitting warrant articles.

**Minutes:**

December Meeting Minutes approval has been rescheduled to next month.

**7:50 PM: Meeting Adjourn**

**MOTION:** RR motioned to adjourn meeting: Second by JG.  
**MOTION PASSED UNANIMOUSLY.**

Minutes recorded and submitted by Jennifer Gibbons

PB Approval Date: Feb 5, 2015

PB Clerk: Jeremy Callahan  
Chair