

Town of Ayer Planning Board

Approval of March 5, 2015 Meeting Minutes – Postponed

Location: Ayer Town Hall, 2nd Great Hall

Members Present: Chairman Jeremy Callahan, (JC), Richard Roper (RR), Jenn Gibbons (JG)

APAC taped: YES

7:05 PM - Open Meeting

Board Member Updates:

JC explained there was incorrect information printed in last week's Public Spirit Newspaper. There is no scheduled Site Plan Review this evening regarding a proposed gas station on Littleton Road, Ayer and no site plan application has been filed yet.

JC announced the resignation of Planning Board Member Kyle Gordon. Mr. Gordon's resignation was received after the deadline for Town Election nominations papers therefore, the position on the Planning Board will be a joint appointment by the Planning Board and Board of Selectmen. All interested parties are encouraged to submit a letter of interest to the Town Administrator's Office.

MART - JC has volunteered to serve as the Ayer Planning Board Representative

CPC – JG no updates.

Site Plan Review: JAR Realty Corporation (1 Nemco Way)

Presenting on behalf of the applicant was Paul Hutnak, P.E., Andrews Survey & Engineering, Inc.

JAR Realty Corp is the holding company of Catania Spagna Corporation. (CSC) and Joseph Basile on behalf of JAR Realty Trust.

CSC has acquired a parcel of land for the proposed expansion of the existing facility to include the following:

- Two (2) new rail sidings (*Total of 4*)
- 35,000 s.f. building expansion to cover the rail sidings and tanks for processing. *The proposed building is to provide cover/shelter from inclement weather thus allowing CSC to operate with higher efficiency.*

Town Staff Review & Comments

JC attended the monthly department Head meeting. The applicant was given an opportunity to present the proposed project to town staff and public safety officials.

DPW: The project involves rerouting of the existing water and sewer lines around the proposed building---DPW Superintendent has no concerns at this time and will work closely with contractor.

Police: No proposed increase in staffing or shipping, no additional parking required and no traffic study is required --- *Police Chief had no issue or concerns.*

Conservation Commission: Project is located with a wetland buffer zone. The applicant is scheduled to meet with the Commission later this evening to determine necessary permitting.

FIRE --- No objections

Zoning Board of Appeals: JC informed the board that the Board of Appeals held a public hearing and voted to GRANT the requested variance in connection with this site plan.

Comments for the public - Carolyn McLeary questioned if the proposed additional storage tanks would impact the Town's Aquifer Protection Zone. --- No proposed changes to the existing facility's operating procedures. All existing open spaces area will be retained.

RR motioned that the Planning Board vote to approve the Site Plan Application as submitted by JAR Realty Corporation and shown on plans prepared by Andrews Survey & Engineering, Inc. dated [REDACTED]. Motion seconded by JG. VOTE: 3:0 The motion is carried

Site Plan Review: Shop n Save (22 Fitchburg Road)

On behalf of the applicant, Air 22 LLC was Stephen Mullaney, P.E., S.J. Mullaney Engineering, Inc. presenting.

Proposed is the construction of a 1,740 sq. ft entry vestibule along the front of its existing 21, 962 s.f. building to serve as a new supermarket, Shop n Save.

No increase in roof runoff since the proposed vestibule will replace existing carport.

No proposed changes to the existing parking layout, entrances/exits, lighting. The existing 143 spaces exceeds current zoning requirements. The existing parking space setbacks are grandfathered as well as the lighting. Signage will be updated to reflect the new supermarket.

Staff Comment:

Police/ Fire/DPW/ConsCom/BOH: There is no proposed expansion in the size or intensity in operation by its previous occupant, Hannaford Supermarket --- There were no objections or concerns received from other Town Departments

RR motioned that the Planning Board vote to approve the Site Plan Application as submitted Air 22 LLC shown on plans submitted by S.J. Mullaney Engineering, Inc. dated [REDACTED]. Motion seconded by JG. VOTE: 3:0 The motion is carried

Bond Release: Ridgeview Heights Subdivision (Phase IV/Pingry Hill)

No action taken by the Board

JC explained that PB Member Rick Roper must recuse himself leaving the board without a proper quorum in part to the recent resignation of Kyle Gordon

7:50 PM: Meeting Adjourn

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

Respectfully submitted,
Jenn Gibbons