

Town of Ayer

SPECIAL TOWN MEETING WARRANT

Ayer Shirley Regional High School Auditorium
141 Washington Street, Ayer, MA 01432
June 10, 2019 @ 7:00 P.M.

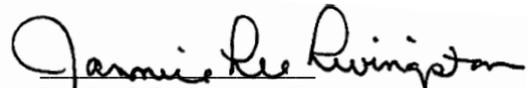
Commonwealth of Massachusetts
Middlesex, ss.

GREETINGS:

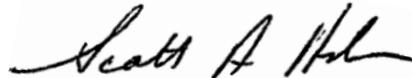
In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Ayer qualified to vote in Town Elections and Affairs to meet at the Auditorium in the Ayer Shirley Regional High School located at 141 Washington Street, Ayer, Massachusetts on Monday, the Tenth (10th) day of June, 2019, at seven o'clock in the evening (7:00 p.m.) then and there to act on the following articles:

Hereof fail not and make due return of this warrant with your doings thereof to the Town Clerk before the date appointed for said meeting.

Given under our hands this 21st day of May AD 2019.


Jannice L. Livingston, Chair


Christopher R. Hillman, Vice Chair


Scott A. Houde, Clerk

AYER BOARD OF SELECTMEN

Any persons needing disability related assistance (such as signing, etc.) at the town meeting please contact the Selectmen's Office at 978-772-8220 before June 7, 2019. We shall make every reasonable effort to assist you. Large print version of the text of this warrant is available upon request.

ARTICLE 1: ZONING BYLAW AMENDMENT: MARIJUANA ESTABLISHMENT ZONING BYLAW

To see if the Town will vote to amend the Town’s Zoning Bylaw by inserting a new Section 8.6 entitled “Marijuana Establishment Zoning Bylaw” (MEZB), as on file with the Town Clerk’s Office; or take any action thereon or in relation thereto.

Planning Board: Recommends (4/23/19) and will report at Town Meeting
Board of Selectmen: Recommends (5/21/19) Two-Thirds Vote Required

Explanatory Note: The proposed Marijuana Establishment Zoning Bylaw (MEZB) would permit State-licensed adult use Marijuana Establishments to locate within the Town of Ayer in accordance with applicable State Laws, Rules and Regulations. The Planning Board held a public hearing on the MEZB on April 9 and 23, 2019 in addition to a public information session held on March 20, 2019.

The proposed MEZB is mainly concerned with non-retail establishments including cultivation and product manufacturing, and does not propose any increase in the number of retail establishments over the one (1) permitted through Town Meeting vote on October 23, 2017. Marijuana establishments are only permitted in the Industrial, Light Industrial or General Business zoning districts after obtaining Special Permit and/or Site Plan approval from the Planning Board and a license from the Massachusetts Cannabis Control Commission. The proposed Bylaw also imposes a two-hundred foot (200’) buffer between any new marijuana establishment and residential zoning districts, as well as from any public park, schools and pre-schools.

The proposed text of the Marijuana Establishment Zoning Bylaw is available on the Town’s website at: ayer.ma.us/planning-board.

ARTICLE 2: ZONING BYLAW AMENDMENT: DOWNTOWN AYER/PARK STREET FORM-BASED CODE DISTRICT

To see if the Town will vote to amend the Ayer Zoning Bylaw and Map by deleting all references therein to the Downtown Business District and inserting in place thereof a new Section 10.4 entitled “Downtown Ayer/Park Street Form-Based Code District” and further inserting appropriate references thereto in the Zoning Bylaw, including but not limited to the Table of Use Regulations and the Schedule of Dimensional Requirements; all as shown in the document entitled “PLANNING BOARD HANDOUT FOR ARTICLE 2, ZONING BYLAW AMENDMENT: FORM BASED CODE, with bold and struck-through language to be deleted and bold and underlined language to be inserted in the existing Zoning Bylaw and the new section entitled “Downtown Ayer/Park Street Form-Based Code District” to be added as provided in said document, as on file in the Office of the Town Clerk; and further, to authorize the Town Clerk to assign appropriate alphanumeric designations to said amendments as necessary to effectuate the purpose of this article consistent with the Ayer Zoning Bylaw format; or take any action thereon or in relation thereto.

Planning Board: To report at Town Meeting
Board of Selectmen: Recommends (5/21/19) Two-Thirds Vote Required

Explanatory Note: This Article would result in the replacement of the current “Downtown Business” (DB) Zoning District with a new “Form-Based Code” Zoning District. Form-Based Code Definition: “A Form-Based Code is a land development regulation that fosters predictable and a more traditional/walkable building and street development pattern and high-quality public spaces by using physical form (rather than separation of uses) as the main principle for the Code...The regulations and standards in Form-Based Code are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a Regulating Plan that designates the appropriate form and scale and therefore (character) of development, rather than only distinctions in land-use types.”

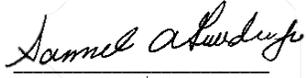
The proposed text of the Downtown Ayer/Park Street Form-Based Code District Zoning Bylaw is available on the Town’s website at: ayer.ma.us/ayer-office-community-economic-development/pages/weekly-video-message

A True Copy Attest:


Susan E. Copeland
Susan E. Copeland, Town Clerk

Date: May 23, 2019

As directed in the foregoing warrant, I have this day posted three attested copies in three public places, one of which was the Town Hall, at least fourteen days before said meeting, all as herein directed.


Samuel A. Ludwig
Constable

Date: May 23, 2019