

Town of Ayer

Department of Community & Economic Development

Town Hall ♦ One Main Street ♦ Ayer, MA 01432 ♦ 978-772-8220 ♦ Ext.142



Minutes of November 17, 2023, Ayer Affordable Housing Committee (AAHC) Open Session Meeting Minutes.

Janet Providakes, Chair AAHC, presiding. Meeting called to order at 10:10 am
AAHC Members present: Janet Providakes (Chair), Jane Morriss, Ken Diskin, Dave Cibor

Agenda Items: General Business

Review and approval of agenda: no changes made. A motion was made by Dave Cibor to approve the meeting agenda as posted and seconded by Ken Diskin. **Motion passed vote 4-0-0**

Public Comment & Question: No Comment

Agenda Item: Public Forum: "Future of Housing in Ayer"

Review: Alicia Hersey reported that 27 people signed the sign-in sheet at the public forum, and she estimated there were 35 to 40 people present. The Committee reviewed the Visual Preference activity and the data generated by this activity. Alicia Hersey and Janet Providakes had broken out the participants preference in categories of "yes, no and neutral", designating the properties by zoning district, and noted whether each new construction property was infill or required new infrastructure. The Committee reviewed this data and pointed out that higher density with smaller unit size seems to be the respondent's preference. Janet Providakes gave an overview of the "Breakout Groups" responses to the 4 questions they were asked to consider. The Committee asked that the consolidated material for the Public Forum be sent to the Planning Board and posted on the website.

Agenda Item: Janet Providakes, Update from Working Group

Janet Providakes updated the Committee on the Working Group discussions regarding Ayer's current zoning. Janet reported that the Working Group would be sending three zoning change recommendations to the Planning Board for their review. She explained that these changes would include housing unit size, changes to the zoning use table and changes to the accessory apartment bylaw. The goal is to have three zoning changes ready for the Spring Town Meeting.

Discussion:

NOAH/Neighborhood of Affordable Housing - Alicia Hersey explained that she had spoken with Mr. Phil Giffie, President of NOAH and panel participant at the Public Forum. Mr. Giffie remarked that he anticipated most if not all future Mass Work Grants would need to have a Housing component requirement for an application. He is hoping the Town would consider a Mass Works Grant to bring water and sewer down Fitchburg Road, with the NOAH's proposed housing project "Ayer Commons" being the Housing Component.

Next meeting: AAHC Meeting January 19th at 10am. No meeting was planned for December.

Meeting Adjourned: 11:45 am **AAHC Motion:** Dave Cibor motioned to adjourn the AAHC meeting, Ken Diskin seconded. Motion passed 4-0-0

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