



PLANNING BOARD

Town of Ayer

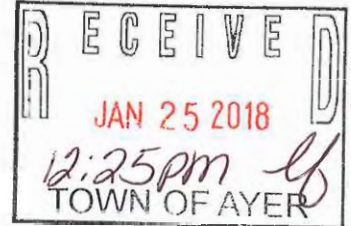
1 Main Street, Ayer, MA 01432

Tel: (978) 772-8218 | Fax: (978) 772-3017 | Planning@Ayer.MA.US

Public Hearing Notices for the Ayer Zoning Bylaw and Solar Energy Systems Overlay District

1. COMPREHENSIVE UPDATE OF THE AYER ZONING BYLAW

Town of Ayer
Planning Board
Public Hearing Notice



Pursuant to G.L. c. 40A, s. 5, the Ayer Planning Board will hold a public hearing at 6:15 PM on February 15, 2018, on a proposed revision of the **Ayer Zoning Bylaw**. The proposed Zoning Bylaw is comprehensively updated and reorganized, and includes the establishment of a new district, the Mixed-Use Transition District. It also changes the name "Heavy Industrial District" to "Industrial District" and designates the Planning Board as special permit granting authority in the Aquifer Protection Overlay District and for several uses requiring Site Plan review. The proposed Zoning Bylaw clarifies the requirements and streamlines the permitting process for Open Space Residential Development. Additionally, revisions have been made to Section 9.5.5 (Size of signs), Section 5.2 (Table of use regulations) and Section 6.2 (Table of dimensional requirements), though these changes do not affect dimensional or use requirements for land uses presently listed in the existing Ayer Zoning Bylaw. District boundaries for the Mixed-Use Transition District and all other districts are shown on the proposed Zoning Map. This hearing will also identify changes made to the proposed Zoning Bylaw since the public hearing held on and continued from October 5, 2017. The full text of the proposed Zoning Bylaw can be found on the Town of Ayer website at <https://www.ayer.ma.us>, and paper copies can be obtained at the Town Clerk's office or at the Ayer Planning Department in the Ayer Town Hall during normal business hours.

2. SOLAR ENERGY SYSTEMS OVERLAY DISTRICT

Town of Ayer
Planning Board
Public Hearing Notice

Pursuant to G.L. c. 40A, s. 5, the Ayer Planning Board will hold a public hearing at 6:15 PM on February 15, 2018, on a proposed revision of the Ayer Zoning Bylaw to create a **Solar Energy Systems Overlay District**. This Overlay District will regulate the placement of both ground-mounted and roof-mounted Solar Energy Systems within the Town of Ayer. These systems are classified as either small, medium or large-scale depending on their size and the amount of electricity they generate. Depending on their

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scale and the zoning district in which they are located, these systems will either be allowed by right through a building permit, require site plan review, require special permit review or are prohibited in certain districts.

The full text of the proposed Solar Energy Systems Overlay District Bylaw can be found on the Town of Ayer website at <https://www.ayer.ma.us>, and paper copies can be obtained at the Town Clerk's office or at the Ayer Planning Department in the Ayer Town Hall during normal business hours.

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