



PLANNING BOARD

Town of Ayer

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Susan Copeland, Town Clerk
Ayer Town Hall
One Main Street
Ayer, MA 01432

November 18, 2022
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TOWN OF AYER
TOWN CLERK

Re: **Certificate of Preliminary Plan Approval – Open Space Residential Development, Stratton Hill Preliminary Subdivision Plan, Wright Road, Ayer Massachusetts**

Dear Ms. Copeland,

At its regular meeting on November 9, 2022, the Planning Board voted unanimously to **approve** the “Stratton Hill Preliminary Subdivision, Open Space Residential Development” Plan, located off Wright Road, as prepared by Dillis and Roy Civil Design Group, dated October 7, 2022, with the following general and conservation findings:

General Finding:

1. The Ayer Planning Board **finds** that the proposed Preliminary Subdivision Plan dated October 7, 2022 meets the spirit and intent of Section 10.1 ‘Open Space Residential Development’ of the Ayer Zoning Bylaw.

Preliminary Plan Findings:

The Planning Board **finds** that the applicant has made efforts to modify the subdivision’s layout to minimize the environmental impacts of a 35-lot subdivision by:


1. Shortening the length of the original loop road so to pull development further to the south.
2. Keeping most of the house lots and areas to be disturbed within the area previously cleared so as to minimize impacts to areas of mature forest.
3. Eliminating proposed house lots on the eastern side of the road to minimize impacts from development and stormwater to Long Pond, reflecting the ecological importance of Long Pond as emphasized in both the BSC Group analysis and recommendations of the Conservation Commission.
4. Providing approximately 87% of the tract as proposed open space compared to the minimum requirement of 50%.

Conservation Findings and Recommendations:

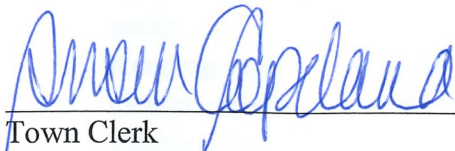
The Planning Board therefore **finds** that due to the above considerations, that the Conservation Findings are as follows:

1. The Board **finds** that the proposed amount and configuration of open space, as reflected in the most recent Plan Set dated October 7, 2022, meets and indeed exceeds the amount of open space required in Section 10.1.3 C of the Ayer Zoning Bylaw (AZB).
2. The Board **finds** that the development envelope for the proposed 35 lot subdivision is configured in such a way as to minimize impacts to areas of mature forest and the slope down to Long Pond.
3. The Board therefore **finds** that the proposed Preliminary Subdivision Plan meets the purpose and intent of the Open Space Residential Development of the AZB.
4. In order to safeguard Long Pond, the Board requires the applicant to complete new deep hole testing in the field to find new locations for the stormwater basins that were shown on the preliminary plans east of the entrance road and along the slope to Long Pond. After testing, the applicant will determine, with input from the Planning Board, whether the new stormwater basin locations and the new stormwater design have decreased the amount of potential stormwater flowing towards Long Pond. All efforts will be made to keep stormwater from the project from entering Long Pond before the stormwater is collected and treated in the basins or detention systems.
5. The Board therefore **finds** that with appropriate mitigation measures, that environmental impacts can be mitigated such that the subdivision has minimal impact on the surrounding mature forest land and Long Pond.

Sincerely


Jonathan Kranz, Chairman
Ayer Planning Board

Filed with the Town Clerk:


Town Clerk


Date

Cc: Attorney Robert Collins
Stan Dillis, Dillis and Roy Civil Design Group