



Town of Ayer
SPECIAL TOWN MEETING
WARRANT

Ayer Shirley Regional High School Auditorium
141 Washington Street, Ayer, MA 01432
March 19, 2018 at 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 Nineteenth (19th) day of March, 2018, 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 20th day of February AD 2018.

Christopher R. Hillman, Chair

Jannice L. Livingston, Vice-Chair

Gary J. Luca, 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 March 16, 2018. We shall make every reasonable effort to assist you. Large print version of the text of this warrant is available upon request.

ARTICLE 1. PROPOSED REVISED AYER ZONING BYLAW

To see if the Town will vote to amend the Ayer Zoning Bylaw, by replacing the text of the zoning bylaw in its entirety with the new text as found in the document labeled "Proposed Ayer Zoning Bylaw" dated February 15, 2018, as available for review on the Town Website, and as on file in the Offices of the Town Clerk and the Planning Board, and further to amend the Zoning Map as on file in the Offices of the Town Clerk and the Planning Board, and to authorize the Town Clerk, in consultation with the Town Administrator, to assign appropriate numbering for this Bylaw so that it may be in compliance with the numbering format of the Town bylaws, or take any action thereon or in relation thereto.

Sponsor: Ayer Planning Board (4-0; Feb. 15, 2018)

Two-Thirds Majority Vote Required

Ayer Board of Selectmen: Recommends (3-0; Feb. 20, 2018)

Explanatory Note: This article seeks to replace the existing Ayer Zoning Bylaw dated October 6, 2006 and as reorganized in 2009, with a completely new Zoning Bylaw dated February 15, 2018. The proposed Zoning Bylaw is comprehensively updated and reorganized, and includes the establishment of a new district, the Mixed-Use Transition District on Central Avenue, the purpose of which is to encourage revitalization of that corridor. 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, Multi-family developments and Affordable Housing. 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 lot area, frontage, setback or use requirements for land uses presently listed in the existing Ayer Zoning Bylaw. Other than for the Mixed Use Transitional District, no zoning district boundary changes are being proposed. District boundaries for the Mixed-Use Transition District and all other districts are shown on the proposed Zoning Map. For more information go to www.ayer.ma.us Presentation to be made at Town Meeting.

ARTICLE 2. PROPOSED AYER SOLAR ENERGY SYSTEMS OVERLAY DISTRICT BYLAW

To see if the Town will vote to adopt the new Zoning Bylaw Section 8.5 entitled "Solar Energy Systems Overlay District Zoning Bylaw", as available for review on the Town Website, and as on file in the Offices of the Town Clerk and the Planning Board, said bylaw regulating the installation, siting and approval of solar energy systems within the various zoning districts of the Town, or take any action thereon or in relation thereto.

Sponsor: Ayer Planning Board (4-0; Feb. 15, 2018)

Two-Thirds Majority Vote Required

Ayer Board of Selectmen: Recommends (3-0; Feb. 20, 2018)

Explanatory Note: This Bylaw 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 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. For more information go to www.ayer.ma.us Presentation to be made at Town Meeting.

A True Copy Attest:



Susan E. Copeland

Town Clerk, Tax Collector and Treasurer

Date: February 23, 2018

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.



Richard Skozzler

Constable
Town of Ayer

Date: February 23, 2018



Office of the Board of Selectmen
Town Hall - One Main Street
Ayer, MA 01432

PRST STD
US POSTAGE PD
NO. 137
AYER, MA 01432

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