



Town of Ayer

Planning Board

Ayer Town Hall – 1 Main Street – Ayer, MA 01432 – 978-772-8220 x144

Tuesday April 9th, 2024, at 6:15pm **Hybrid Meeting Agenda**

*This meeting/hearing of the Ayer Planning Board will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation via Zoom is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in a specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. This meeting will be live on Zoom. The public may access the proceedings by joining Zoom (**Meeting ID# 833 6548 0732**) or by calling (**929-205-6099**). For additional information about remote participation, please contact Danny Ruiz, Town Planner at druiz@ayer.ma.us or 978-772-8220 ext. 144 prior to the meeting.*

6:15pm **Call Meeting to Order**

1. General Business

- Approve Agenda

2. Public Hearing

- **Off Wright Road “Stratton Hill” (Map 6, Parcels 1,2,3,7,8, 11-55)**
– Definitive Subdivision and Open Space Residential Development Plan –
Applicant: Fox Meadow Realty Co. and Moulton Construction Corp.
(continued from 10/10/23, 10/24/23, 11/14/23, 1/9/24, 2/27/24,)
 - i. **Applicant has requested a continuance to the May 28th, 2024, Planning Board meeting.**
- **33 Third Street (Map 34, Parcel 136)** – Site Plan Review & Major Stormwater Management Permit – Applicant Dan Aho, Aho Development.

3. Administrative Matters

- Project Status Update
 - i. Nasoya Foods – Minor Modification
 - ii. 42 Park Street
 - iii. 91 Groton Harvard Road
- April 22, 2024, Annual Town Meeting Update

4. Meeting Minute Approval

- March 26, 2024

5. Adjournment

*All meetings are held at Town Hall unless posted otherwise. Order of agenda items may change without notice. Amendments may be made to the agenda to include any emergency or time sensitive material that was unforeseen at the time the agenda was posted. All meetings are subject to video recording.

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TOWN CLERK

1:05am