



Town of Ayer  
**Planning Board**

Ayer Town Hall – 1 Main Street – Ayer, MA 01432 – 978-772-8220 x 144

**RECEIVED**  
FEB 23 2024

TOWN OF AYER  
CLERK

12:25pm  
(Signature)

**Tuesday February 27, 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](mailto: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 Meeting**

- **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)
  - i. **Applicant has requested a continuance to the April 9<sup>th</sup>, 2024, Planning Board meeting.**
- **27 & 29 Harvard Road (Map 35, Parcels 21 & 22)** – Site Plan,  
Special Permit (Ayer Zoning Bylaw 6.2) – **Applicant:** 29 Harvard Road,  
LLC. (continued from 10/10/23, 10/24/23)
  - i. **Applicant has requested a continuance to the May 28<sup>th</sup>, 2024, Planning Board meeting.**

**3. Administrative Matters**

- Project Status Update
- Discussion regarding Table of Use regulations proposed amendments and comments from the ZBA.
- Discussion on potential Minor Site Plan Review triggers

\*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.

#### **4. Meeting Minute Approval**

- February 13, 2024, meeting minutes

#### **5. Adjournment**