



Town of Ayer
Planning Board

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

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TOWN OF AYER
TOWN CLERK

11:40
am
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Tuesday March 12, 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

- **Proposed Zoning Bylaw Amendments for April 22, 2024, Town Meeting:**
 - To see if the Town will vote to approve the revised Town of Ayer Zoning Map showing the rezoning of 27 & 29 Harvard Road from General Residence to General Business, or take any other action relative thereto.
 - To see if the Town will vote to approve the amendment to §320-3.2. A. Establishment. “There is hereby established a Board of Appeals. Membership, appointments, and terms of regular and associate members shall be made in accordance with Chapter 40A of the Massachusetts General Laws. The Board of Appeals consisting of five (5) members and two (2) alternate members, who shall be residents of the Town of Ayer, shall be appointed as provided by M.G.L. c40A §12”, or take any other action relative thereto.
 - To see if the Town will vote to approve the addition of the following to §320-10.3. Basic Requirements.
 - “A. For design guidelines of preferred affordable multifamily new construction, refer to the “Massachusetts Multifamily

*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.

New Construction Design Requirements & Guidelines” developed by BHDC, DND, MassHousing, and MHP.

- a.** The Planning Board shall have the authority to allow new construction of multifamily housing under Section 10.3 of the Ayer Zoning Bylaws to allow for the construction of new units to meet the Target Units Sizes referenced in Section 4.B “Design Guidelines for Units Layouts and Interior Dimensions”, or take any other action relative thereto.
- iv. To see if the Town will vote to approve the amendments to §5.2 Table of Use Regulations, or take any other action relative thereto.

3. Administrative Matters

- Project Status Update

4. Meeting Minute Approval

- February 27, 2024

5. Adjournment