



Town of Ayer

Planning Board

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

Tuesday November 14, 2023, at 6:15pm In-Person Meeting Agenda

10:45 AM
②

RECEIVED
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TOWN OF AYER
TOWN CLERK

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

1. General Business

- Approve Agenda

2. Public Meetings

- **33 Third Street (Map 34, Parcel 17)** – ANR Plan – Creation of three lots that meet zoning requirements. **Applicant:** Third Street Nominee Trust Daniel Aho, Trustee

3. Public Hearings

- **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)
- **42 Park Street (Map 26, Parcel 17)** – Site Plan Review & Minor Stormwater Management Permit – **Applicant:** Ali Goldinak (continued from 10/24/23)
 - i. **Applicant is request a continuance to the November 28, 2023 meeting of the Planning Board**
- **Fee Schedule Amendment** – The Planning Board will review and revise the Planning Board Fee Schedule as allowed by Section 14.10 of the Ayer Planning Board Rules and Regulations.

4. Administrative Matters

- Project Status Updates
- Discussion of Multi-family uses in the A1 and A2 zones, ADU’s, 750 SF minimum requirement.
- MBTA Zoning

5. Meeting Minutes Review/Approval

- July 11, 2023
- October 24, 2023

6. 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.