

Town Meeting Citizen's Petition Article Submission Form

**This form is required to be submitted with each article,
along with a list of the appropriate certified signatures**

For 2022
ATM

Date received by Town Manager/Board of Selectmen or Town Clerk:

Title/Subject Matter of Article:

REZONE 27 HORSBARD RD LOT 35-21 FROM GR (general
residence) to GB (general business)

Contact Information:

Name of Submitter:

THEODORE W. MAXANT (29 HORSBARD ROAD LLC)

Address:

P.O. Box 45A AYER MA 01432

Tel. #: 978 857 2516 CELL

Email: tmaxant@mac.com

Time & I depart
Jun 01, 2022
for St. MARION

RETURN
APRIL 16TH 2022

(SON IN LAW)

JAKE @ maxantindustries.com

Proposed Article Language:

To see if the Town will vote to:

Rezone 27 Harvard Road (LOT 35-21) from GR to GB

Brief Summary: *(purpose of or reason for the proposed article)*

Lot 27 has been a business use as ~~long as memory~~. Way before World War 2, this property was a Ford Ferguson tractor dealer that had a store and pumped gas. In the subsequent years it was owned by Charles Seriachaen who fixed Saab autos and had a store that also pumped gas. More recently the property has been owned by Mr. Mikes Citgo, Peterson Oil Co. and Alliance Retail Llc who also had a store and pumped gas with a shop out back.

The property has always been taxed as GB at the rate of \$29.17/M. It is also shown on the town records as being zoned GB,

However, recently the Town has noticed that the zoning map colored this lot 27 parcel GR.

On Oct 25, 2021 at the fall town meeting, residents voted unanimously to rezone the adjacent lot 29 parcel from GR to GB

Passage of this article will clarify that it is in the best interest of the Town of Ayer and its citizens to have both parcels clearly identified as GB.

All property in this district stand alone with business uses and are separated from residential use by Woodlawn cemetery

***ATM – 10 Certified Signatures Required**

Funding Amount Needed: \$ _____

Recommended Funding Source: _____

Public Hearing Notice for an amendment to the Ayer Zoning Bylaw

1. Citizen's Petition to rezone 29 Harvard Road from General Residence to General Business

Town of Ayer
Planning Board
Public Hearing Notice

Pursuant to M.G.L. c. 40A, s. 5, the Ayer Planning Board will hold a public hearing at 6:15 PM on Tuesday, October 12, 2021, in the Selectmen's Meeting Room, Ayer Town Hall, One Main Street, on a Citizen's Petition Warrant article for an amendment to the Ayer Zoning Map.

This Citizen's Petition article proposes to rezone the lot at 29 Harvard Road (Map 35, Lot 22) from General Residence to General Business. This .76-acre lot is surrounded by a larger 5.3-acre lot at 27 Harvard Road (Map 35, Lot 21) which is zoned General Business. It is contended by the petitioner that this section of Ayer, Harvard Road south of the Carlton Rotary, has been developed as a commercial corridor and a small, isolated lot zoned Residential is not in keeping with the zoning of the surrounding area.

The full text of the proposed Citizen's Petition article can be found on the Town of Ayer website at <https://www.ayer.ma.us>, and paper copies can be obtained at the Town Clerk's office or at the Ayer Planning Department in the Ayer Town Hall during normal business hours.

Heather - insert the usual Cc's here...

PARCEL ID: 012/035.0-0000-0021.0 MAP 035.0

BLOCK 0000

LOT 0021.0

PARCEL ADDRESS: 27 HARVARD ROAD

as of 11/17/2010

PARCEL INFORMATION

Owner#1: ALLIANCE RETAIL LLC
 Owner#2:
 Address#1: 800 SOUTH STREET
 Address#2: SUITE 200
 WALTHAM MA 02453 USA

Use-Code: 334	Sale Price: 10	Book: 58616
Tax Class: T	Sale Date: 3/5/2012	Page: 113
Tot Fin Area: 1302	Sale Type: P	Cert/Doc:
Tot Land Area: 5.3	Sale Valid: B	
	Grantor: ALLIANCE ENERGY LLC	
Inspect Date: 3/12/2012	Road Type: T	Exempt-B/L%: 0/0
Meas Date: 3/12/2012	Rd Condition: P	Resid-B/L%: 0/0
Entrance: C	Traffic: M	Comm-B/L%: 100/100
Collect ID: RRC	Water: PS	Indust-B/L%: 0/0
Inspect Reas: M	Sewer: SW	Open Sp-B/L%: 0/0

COMMERCIAL SECTIONS/GROUPS

Section: ID	Section: ID	Section: ID	Section: ID
Use-Code	Use-Code	Use-Code	Use-Code
101 334	102 334		
Category: 0	Category: 0		
Grnd-FI-Area: 504	Grnd-FI-Area: 798		
Story Height: 1	Story Height: 1		
Bldg-Class: C	Bldg-Class: C		
Yr-Built: 1960	Yr-Built: 1960		
Eff-Yr-Built: 1975	Eff-Yr-Built: 1975		
Cost Bldg: 16700	Cost Bldg: 10300		
Groups (1):	Groups (1):		
Id Cd B-FL-A Flrs Unt	Id Cd B-FL-A Flrs Unt		
1 220 504 1 1	1 320 798 1 1		

LAND INFORMATION

NBHD CODE: 300	NBHD CLASS:	ZONE: GB
Seg Type Code Method Sq-Ft Acres Inlu-1/2/3	Value	Class
1 P 334 S 43560 N	274192	
2 U 334 A 4.3 50/	33540	

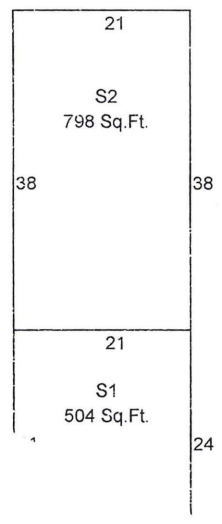
DETACHED STRUCTURE INFORMATION

Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	Class
CN	S	278		1978	A	A	50///50	800	3
AS	S	6000		1980	A	A	50///50	8600	3
LI	C	2		1980	A	A	///74	3200	3
OT	C	1		1980	A	A	///100	100	3
TF	G	23000		1960	A	A	50///50	31600	3
SE	S	134		2001	A	A	///91	2200	3

VALUATION INFORMATION

Current Total: 397400	Bldg: 89700	Land: 307700	MktLnd: 307700
Prior Tot: 383400	Bldg: 86900	Land: 296500	MktLnd: 296500

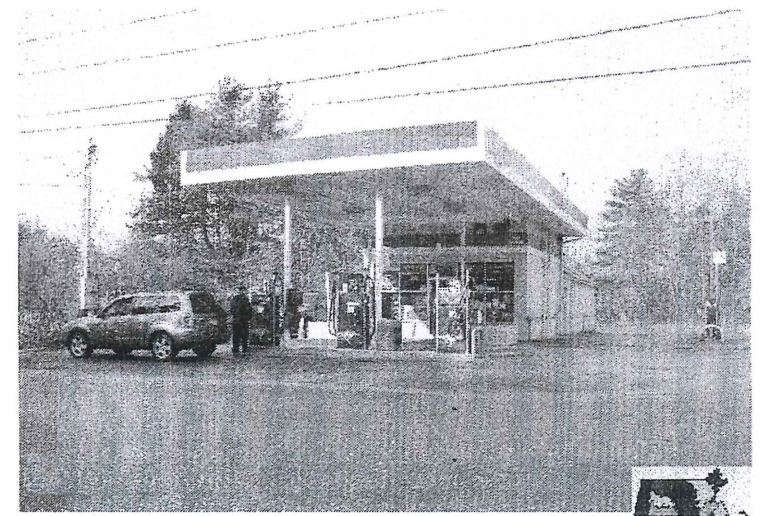
SKETCH



MOEP
~~508-755-4362~~
SUSA
 508 792-7650
 8 New Bond St.

andrea.britts@ma.gov

PHOTO



27 HARVARD ROAD

Your Preliminary Tax for the fiscal year beginning July 1, 2021 and ending June 30, 2022 on the parcel of real estate described below is as follows:

PROPERTY DESCRIPTION	
27 HARVARD ROAD	
State Class	334
Land Area	5.3 AC
Parcel ID	0035000021
Book/Page	76461/90
Deed Date	12/18/2020

Assessed owner as of January 1, 2021:

29 HARVARD ROAD LLC
C/O MAXANT INDUSTRIES
PO BOX 454
AYER MA 01432-0454

#1011
August. ~~10.26.21~~ RBT
07.24.21
±1

THE COMMONWEALTH OF MASSACHUSETTS
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOWN OF AYER
FISCAL YEAR 2022

PRELIMINARY REAL ESTATE TAX BILL

Collector of Taxes:
Barbara Tierney
Office Hours:
Mon, Wed, Thurs 8 AM - 4 PM
Tues 8 AM - 6 PM; Fri 8 AM - 2 PM
Telephone Numbers:
Tax Collector: (978) 772-8220 Ext. 152
Assessor: (978) 772-8220 Ext. 140
Mail Check Payments To:
Town of Ayer
PO Box 811
Reading, MA 01867-0406
To Pay Your Bill Online:
Log on to: www.ayer.ma.us/billpay

THIS FORM APPROVED BY COMMISSIONER OF REVENUE

TAXPAYER'S COPY

Bill No.	16
Preliminary Real Estate Tax	\$3,737.40
Community Preservation Act	\$112.12
Total Preliminary Tax	\$3,849.52
Current Payments/Credits	\$0.00
1st Qtr. Due 8/2/2021	\$1,924.76
2nd Qtr. Due 11/1/2021	\$1,924.76

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

Payments made after 06/16/2021 may not be reflected on this bill.

oct RBT #1033
10.26.21

2021 PROPERTY
TAX IS
GB

@ \$ 7699.⁰⁴ / YR

All **Images** Video News More Filter Safes



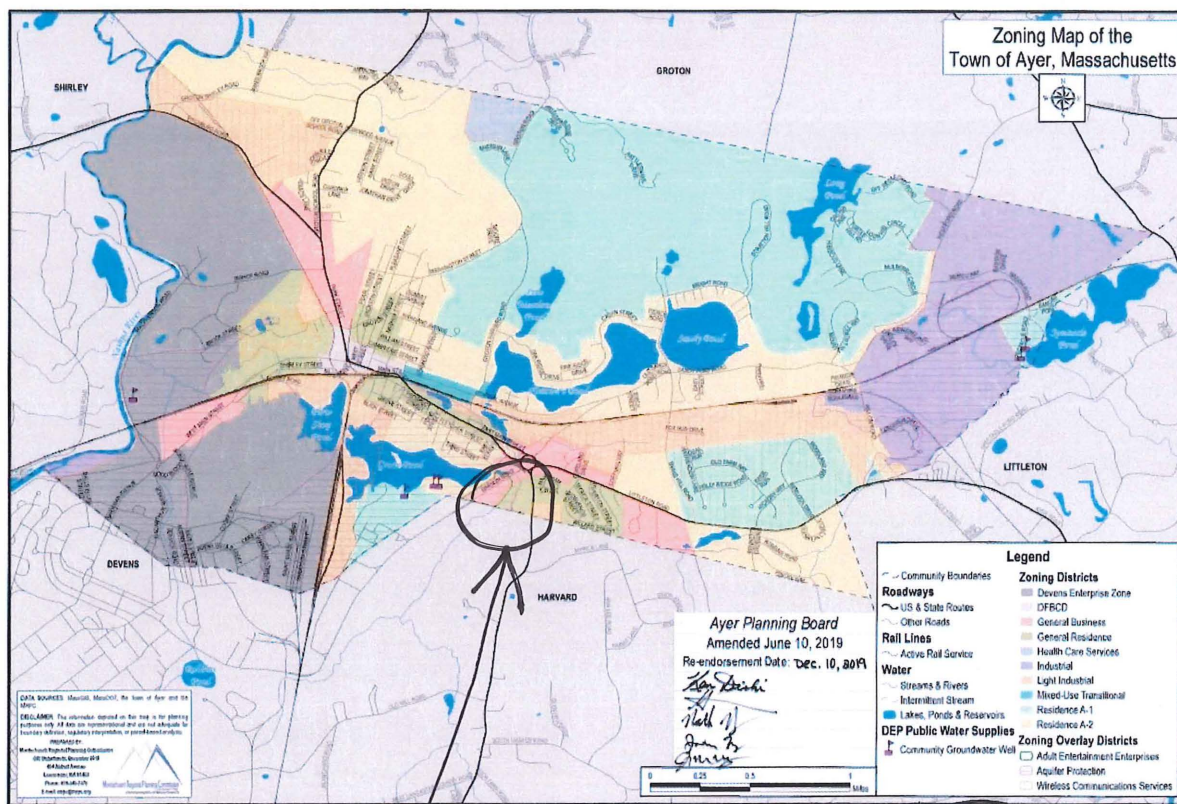
ayer ma zoning map

Sign In



Zoning Map 2019 | Town of Ayer MA
www.ayer.ma.us

Zoning Ma
MA
www.ayer.ma
View Ima



?

cemetary is definitely General Residence

lot 27 "always" had a business use



ZONING/BUILDING DEPARTMENT

Town of Ayer
TOWN HALL 1 MAIN ST. AYER, MASSACHUSETTS. 01432
978-772-8214

CHARLES R. SHULTZ, JR.
BUILDING COMMISSIONER/ZONING ENFORCEMENT

October 14, 2021

27 Harvard Rd.

Re: Zoning violations

Dear Mr. Maxant,

It appears that you have 3 different business's (The Honey Hut, Chestnut Landscaping and Flagg Welding) open at 27 Harvard Rd.

This property is in the Towns General Residence Zone and the businesses are not an allowed use in that zone. (Section 5.2 Table of Use, Sub Section 5.3 Class of Use). This is a violation of the Town's Zoning Bylaw. You have also installed/erected Signs with no permits, (Section 9.5.1 A.) This is a violation of the Town's Zoning Bylaw.

You must Cease and Desist operations immediately.

Please contact me to discuss what options you have to bring your property into compliance.

My office hours are Monday through Friday from 8 a.m. to 11 a.m.

Charles R. Shultz Jr.
Building Commissioner/Zoning Enforcement

Copy: Town Manager's Office
File