



PLANNING BOARD
Town of Ayer
1 Main Street, Ayer, MA 01432
Tel: (978) 772-8218 | Fax: (978) 772-3017 | Planning@Ayer.MA.US

RECEIVED
MAR 22 2019
TOWN OF AYER
TOWN CLERK
12:50PM lf

Public Hearing Notices for amendments to the Ayer Zoning Bylaw

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, April 9, 2019**, at the Ayer Town Hall, One Main St., Ayer, Massachusetts, to amend the Ayer Zoning Bylaw to add a Marijuana Establishment Zoning Bylaw as a new section and to amend the Zoning Bylaw and Zoning Map by deleting the Downtown Business (“DB”) District inserting a Form-Based Code District.

1. Marijuana Establishment Zoning Bylaw

The Marijuana Establishment Zoning Bylaw proposed to permit and regulate the time, place and manner of the operation of Recreational Marijuana Establishments in the Town of Ayer. The proposed Marijuana Establishment Zoning Bylaw will non-retail establishments, including cultivation and product manufacturing, and does not propose any increase in the number of retail establishments over the one permitted by Town Meeting vote on October 23, 2017. Non-retail marijuana establishments would only be permitted to operate in the Industrial, Light Industrial or General Business districts after obtaining Site Plan and Special Permit approval from the Planning Board, a Host Community Agreement from the Board of Selectmen, and a license from the Massachusetts Cannabis Control Commission. Non-retail marijuana establishments will be prohibited within the Downtown Business and all Residential zoning districts.

The full text of the proposed Zoning Bylaw 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.

2. Form-Based Code Zoning Bylaw

The Form-Based Code district is proposed to take the place of the Downtown Business (“DB”) in the Zoning Bylaw and on the Zoning Map. The purpose of the overlay district is to foster, reinforce, regulate, and more-predictably deliver a high-quality Public Realm shaped by a traditional and economically sustainable New England building and street pattern. The proposed Form-Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. As the proposed Form-Based Code uses simple and clear graphic prescriptions and parameters for building height, building placement, and building external elements to address the basic functional

[Type text]

necessities for forming good public space (Public Realm), the Downtown Ayer/Park Street Form-Based Code would more effectively achieve the municipal & regional land development vision set forth in the Town of Ayer's 2017-18 Master Plan, the Town of Ayer's Complete Streets Policy, and the Town of Ayer's Open Space & Recreation Plan. This greater emphasis on "fine-grained" functional building and street form is designed to deliver safe, healthy, walkable, attractive and appealing public spaces (squares, sidewalks, streets, downtown parks, and traditional neighborhoods) complemented with a healthy range of building uses in Downtown Ayer, the Commuter Rail Station and along Park Street.

The full text of the proposed Zoning Bylaw 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.

Board of Selectman
Building Commissioner
Town Clerk
Conservation Commission
Highway Department
Town of Groton
Town of Harvard
Town of Littleton
Town of Shirley
MRPC
DHCD
File

[Type text]