



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

3:30
pm
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Public Hearing Notice for the Proposed Zoning Bylaw Amendments

Pursuant to M.G.L. c. 40A, s. 5, the Ayer Planning Board will hold a Public Hearing at 6:15PM on **Tuesday, March 12th, 2024**, at the Ayer Town Hall, 1 Main St., Ayer, MA for the Planning Board to vote on recommending the following Zoning Bylaw amendments to the **April 22nd, 2024**, Annual 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 New Construction Design Requirements & Guidelines” developed by BHDC, DND, MassHousing, and MHP.
 1. 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.
- 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.

The full text of the proposed Article can be found on the Town of Ayer website at <https://www.ayer.ma.us/planning-board/pages/proposals-annual-town-meeting-2024> , and paper copies can be obtained at the Town Clerk’s Office or at the Ayer Planning Department in Ayer Town Hall during normal business hours.