



## PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

Tel: (978) 772-8218 | Fax: (978) 772-3017 | [Planning@Ayer.MA.US](mailto:Planning@Ayer.MA.US)

### Planning Board Public Hearing Proposed Amendment to the Ayer Zoning Bylaw

Pursuant to M.G.L. c. 40A, s. 5, the Ayer Planning Board will hold a Public Hearing at 6:15PM on **Tuesday, May 12, 2020**, at the Ayer Town Hall, One Main Street, Ayer, Massachusetts, to consider an amendment to the Ayer Zoning Bylaw that proposes to reduce the off-street parking space requirement for the **T6 transect** (Downtown Transit-Oriented Lifestyle District) in the **Downtown / Park Street Form-Based Code District** (DPSFBC) for all residential uses from those presently listed in Section 9.1.2 A.2 to one (1) space per dwelling unit regardless of the number of bedrooms. This amendment is for the T6 transect zone only. All other parking requirements found in Section 9.1.2 A. of the Ayer Zoning Bylaw will remain unchanged.

The full text of the proposed Zoning Bylaw can be found on the Town of Ayer website at <https://www.ayer.ma.ua>, and paper copies can be obtained at the Town Clerk's Office or at the Ayer Planning Board in Town Hall during their business hours.

Signed,

Ayer Planning Board



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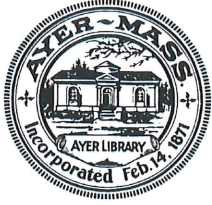
### **Public Hearing Notice for Recodification of the Ayer Zoning Bylaw**

Town of Ayer, MA  
Planning Board  
Public Hearing Notice

Pursuant to M.G.L. c. 40A, s. 5, the Ayer Planning Board will hold a Public Hearing at 6:15PM on **Tuesday, May 12, 2020**, at the Ayer Town Hall, One Main Street, Ayer, Massachusetts, for renumbering and revision of the Zoning Bylaw of the Town from its original numbering, as amended through October 28, 2019, to the numbering or codification, arrangement, sequence and captions and the comprehensive revisions to the text of the Zoning Bylaw as set forth in the Final Draft of the Bylaws and Regulations of the Town of Ayer, Massachusetts, said codification of the Zoning Bylaw having been done under the direction of the Planning Board, and being a compilation and comprehensive revision of the present Zoning Bylaw, including amendments thereto. All Zoning Bylaws, as amended, heretofore in force, shall be repealed, except that such repeal shall not affect any suit or proceeding pending as the result of an existing law. The Zoning Bylaw shall be codified as Chapter 320 of the "Bylaws and Regulations of the Town of Ayer, Massachusetts"; and a copy is available for viewing at [www.ayer.ma.us](http://www.ayer.ma.us) and will be available at the office of the Town Clerk.

The full text of the recodified Zoning Bylaw can be found on the Town of Ayer website at <https://www.ayer.ma.ua>, 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.

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### **Planning Board Special Permit 14 Washington Street**

The Town of Ayer Planning Board will hold a Public Hearing at 6:15 PM on Tuesday, May 12, 2020, in the First Floor Meeting Room of Town Hall, 1 Main Street, Ayer, MA 01432, regarding the application of Cowfield Station, LLC, for property located at 14 Washington Street. The applicant is seeking a special permit from the Ayer Zoning Bylaw Section 9.1.4.B and 9.1.5 C.5, Off Street Parking, to allow for 2 of the required 9 parking spaces to be located on the adjacent lot, and 9.1.5.C.1, Design Standards, to allow for off street parking closer to the front lot line than the principal building, all related to the conversion of the existing Ayer Central Fire Station into a multi-family dwelling.

Application and plans can be viewed at the Planning Board and Town Clerk's Offices during their business hours. Any person interested or wishing to be heard on the proposed plan should appear at the time and place designated, or provide written comment by May 11, 2020, to the Ayer Planning Office.

Signed,

Ayer Planning Board