



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

Tel: (978) 772-8218 | Fax: (978) 772-3017

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3:17 pm *lf*

Public Hearing Notice for Amendments to 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, September 24, 2019, at the Ayer Town Hall, One Main Street, Ayer, Massachusetts to consider an amendment to the Ayer Zoning Bylaw and Zoning Map deleting the West Main Street General Business (“GB”) District, and replacing it with a Form-Based Code District (“FBC”), and amending all Sections of the Ayer Zoning Bylaw, Sections 1.0 through 10.0 inclusive, including all Table headings, titles, etc. that reference the subject West Main Street General Business “GB” District throughout the Bylaw, so as to accommodate the proposed new Mitchellville/West Main Form-Based Code District “FBC” as necessary throughout the Ayer Zoning Bylaw. Section 5.2 Table of Use Regulations, and Section 6.2 Schedule of Dimensional Requirements, as well as the Zoning Map of the Town of Ayer, will also be amended to replace references to the subject West Main Street General Business District with the Form-Based Code District and address allowable uses and requirements. The following changes to Section 5.2, Table of Use Regulations, will also be made to accommodate the proposed Form-Based Code district: Residential Use: 1.1 from (SPZ) to (SPB); 1.3 from (SPZ) to (P); 1.4 from (N) to (SPB); 1.5 from (N) to (SPB); 1.9 from (SPZ) to (SPB); 1.10 from (SPZ) to (SPB); 1.11 from (SPZ) to (SPB); 4.3 from (P) to (SPB); 5.2 from (P) to (SPB); 5.14 from (P) to (N).

In addition, the title of Section 10.3. Affordable Housing, will be changed to read “Inclusionary Housing”, and any reference to Section 10.3 throughout the Zoning Bylaw will be amended to reflect such title change. This is in addition to the other amendments to this section that were the subject of the September 10 Planning Board public hearing.

The full text of the proposed Mitchellville/West Main Form-Based Code Zoning Bylaw and the Inclusionary Housing section 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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