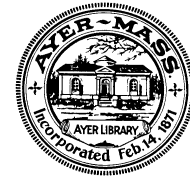


# Town of Ayer

## Office of Community & Economic Development

Town Hall ♦ One Main Street ♦ Ayer, MA 01432 ♦ 978-772-8206 ♦ Fax: 978-772-8208



### Economic Development Update For

Board of Selectmen Meeting  
September 16, 2014

### Areas of Concentration

#### Ayer Rotary Area

##### Projects to include

- 6.2 acres located along Ayer toward Harvard – Current owners do not want to relinquish ownership of the parcel at this time. Real Estate agent has been instructed to secure tenant for current building, which they have, which will be occupied when current owner relocates to Barnum Rd. Without land consolidation, adjacent parcels are too small for any larger retail facility to be developed at that location
- Wendy's – I have met with the new General Contractor and their plan is to finalize all site plan, BOH and Conservation changes over the winter and rebuild and complete in early spring 2015
- Taco Bell – Contractor has been secured – Building Official has approved a demo permit – full permit will be forthcoming as soon as Building Official approves final submitted plans from Building Owner/architect
- Global Fuel and Convenience Location – are awaiting a Zoning Board hearing that will take place on Oct. 8<sup>th</sup>. – I will be in attendance and continue to help them through their site plan approval process

#### Downtown

- Available property – Currently there are three locations available: Spaulding Building, 1200 sq.ft. rear of Fletcher Building, 600 sq. ft within the Berry Block
- New Subway is currently in the interior build-out process – I will monitor the BOH activities as the shop gets closer to opening
- Renovation progress continues for the former O'Hanlon's site for new New England Flat Bread and Ale House
- OpenAyer Fest – Oct. 3 and 4 – Planning process is continuing – Participants are aware of items needed by Police Department and BOS office to complete the approval of their "one day" outside licenses
- Walking Tour/ Historic Commission Project – slated to meet with Historic Commission in Oct. to discuss this historic walking tour and signage throughout Town – Historic Commission and Office of Economic Development have completed an initial draft of a brochure
- Map and Legend of Downtown Services to be located at the Rail Trail for cyclers and walkers – Aware of a large cyclers and walkers presence from the Rail Trail in Town. Want to locate a restaurant and services "legend" at the Rail Trail area to direct users to our in-town Facilities

### Fitchburg Road 2-A

- New Family Dollar Department Store to be located at former car wash site – accompanied principals to ZBA meeting which didn't take place due to lack of quorum. Group is looking for a parking variance due to the size of the lot
- Development at Merrimac Warehouse for additional Rail Service – in contact with MBTA Rail officials to schedule a meeting to see about increasing rail siding availability to the adjacent track line – met twice with warehouse owner and discussed with MBTA
- Support of Jiffy Lube employment efforts – this is a very active growing franchise – have helped owner with trade school and workforce development contacts

### West Main Road

- Update on Brighter Horizons new company office – Building nearing completion for new company headquarters – awaiting National Grid gas hookup to take place
- Multiple meetings with new Devens Shopping Plaza Smoke Shop owners
- Update from Devens Shopping Plaza owner – successfully solicited Mass Development to remove blighted fence from the side of the this property – have spoken to owner about upgrading available tenant signage and possible upgrades to the facility
- Supported and helped Empire City Asian Restaurant secure their liquor license – working with their lawyer and Ms. Antonellis to help them complete their process

### Industrial Area Companies

- Support of Vitasoy remediation efforts – helped coordinate BOH compliance – attended in support Sept. 8<sup>th</sup> Board of Health meeting where Vitasoy was voted approval of their \$2 million dollar air and waste remediation plan ---
- A thank you to Kevin Horgan of Ayer Oil who put time and money into completing the upgrades to the New England Way Business Directory sign area: new stone wall and landscaped area around the updated sign

### **Unemployment and Median Sale Price Statistics From Executive Office of Labor and Workforce Development**

**Ayer's Unemployment Rate has dropped a full 1.1% from 2013 to 2014 –  
6.5% down to 5.4%**

**Ayer's Housing Market Gains from June 2013 to June 2014  
9.56%**

**Harvard's gain is only slightly higher (9.72%) and Groton's fell 12.82%**

**David Maher  
Director, Economic and Community Development  
Town of Ayer  
Board of Selectmen Report**