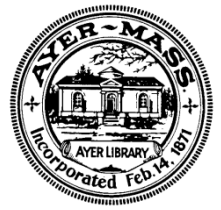


Town of Ayer

Office of the Town Planner



Town of Ayer | Ayer Town Hall | 1 Main Street, 3rd Floor | Ayer, MA 01432 | 978-772-8218 | www.ayer.ma.us

Monthly Staff Report

To: Robert Pontbriand, Town Manager

From: Mark Archambault, Ayer Town Planner

Re: Monthly report for the period December 21, 2019 – January 20, 2020

Date: January 21, 2020

1. Project Review:

The Planning Board continued the public hearing for the **revised** Definitive Subdivision Plan at **Shaker Mill Pond, off Shaker Road**, near the Harvard Town line. The revised Plan includes 16 lots, with 6 lots containing duplexes (for 12 units) and 10 single-family home lots for a total of 22 dwelling units, down from 23 in the earlier plan. Other positive changes from the earlier plan include greater protection to the wetland buffer zone of the Shaker Mill Pond, a somewhat shorter cul-de-sac, street trees, additional landscaping, and a straighter entrance into the subdivision from Shaker Road.

On January 14, 2020, the Planning Board (PB) granted a Special Permit for the inclusion of the duplex units, which is needed in the A-2 Residential district. The PB believes that providing a mix of duplexes helps to foster a diversity of housing types and provide units that are less expansive than typical single-family homes. The PB also issued Site Plan approval per Section 9.6, Land Clearing and Grading, for site work within the subdivision exceeding 10,000 sq.ft. in cleared area. The requirements of this section stipulate that any land clearing be performed in the most environmentally sensitive manner possible.

The Planning Board hired the engineering firm **Weston and Sampson** (W&S) to conduct a traffic impact and mitigation study for this subdivision. This report was completed in December and found only minor traffic impacts resulting from the subdivision. The consulting engineer will be attending the Planning Board's meeting on January 28 to relate the findings of this study. The applicant has granted an extension for the PB to act on the plan until its second meeting in February. I will be working on the lengthy Notice of Decision and Conditions of Approval over the next few weeks in anticipation of PB action in February.

The Planning Board also endorsed a slightly revised ANR plan for St. Mary's Church and entertained a waiver request for full abutter notification (*which they denied*) for the Washington Street Fire Station being rehabilitated by Mr. Calvin Moore.

2. Applications anticipated for early in 2020:

In order to assist the PB with planning ahead for 2020, I compiled a list of projects anticipated to be applied for early in 2020 based on discussions and informal meetings with potential applicants. This list and an approximation of how many PB meetings may be required for each is as follows:

Site Plans:

- a. **Historic Fire Station:** Site Plan to be submitted by Calvin Moore. Estimated 1 – 2 meetings.
- b. **Nasoya Tofu Plant:** Site Plan for addition of cold storage building. Will also require a Special Permit for project in the Aquifer Protection Overlay District. Estimated 2 meetings.
- c. **41 East Main Street:** Site Plan for new approach to developing the site that will allow existing historic home (Taft House) to be saved. Rick Curtain is the new owner. Estimated 2 – 3 meetings. Update: submittal for Feb. 11 PB mtg.
- d. **Ayer Solar II:** Amended Site Plan for new design of the access drive and solar field, along with enhanced vegetated buffer with the Madigan Lane subdivision. Estimated 3 – 4 meetings.
- e. **David Berry:** Would like to meet with the PB, most likely on February 25, for discussion related to a major downtown project under the Form-Based Code. This will be a major project, which, once formally submitted, will require very close review, being the first FBC project.
- f. **Doug Shaw, 65 Fitchburg Road:** former H&M Flagg property. Large multi-family project anticipated. The permitting required for this project has yet to be fully determined.



65 Fitchburg Road

Subdivisions:

- a. **76 Groton School Road:** 4.4 acres in the A-2 Zoning District. Approximate 14 lot OSRD subdivision off cul-de-sac. Estimated 3 – 4 meetings.



76 Groton School Road

- b. **Dave Moulton – Stratton Hill:** A major subdivision that will require extensive planning and engineering review and consideration of improvements to Wright Road, among other issues. Could take several months to go through the review process. **Note:** Image of road and lots below is from the 2004 plan, which will be modified for the new submittal. That prior plan is no longer valid.

3. Updating the Ayer Zoning Bylaw and Zoning Map with recent Zoning Amendments:

I am in the process of developing a revised version of the Ayer Zoning Bylaw to incorporate the amendments passed at the 2019 Annual Town Meeting which we just learned were approved by the Attorney General's office. These include the Marijuana Enterprises Zoning Bylaw and the Main Street and Park Street Form-Based Code district. I will be working with the Community and Economic Development Director to make this revised Bylaw available in the near future. The compilation document will require extensive reformatting to incorporate the Form-Based Code sections in particular.

4. Subdivision Regulations:

I am still working on completing a revised draft of the updated **Subdivision Regulations** addressing the comments of DPW Supt. Wetzel and input from Peer review Planners. This has been a very time consuming and detailed project. Once finalized, they will be forwarded to the Planning Board for its review, with hopeful adoption as soon as possible following a public hearing. This document will also require professional formatting prior to the Public Hearing and potentially afterwards if there are any significant changes made as a result of the hearing.