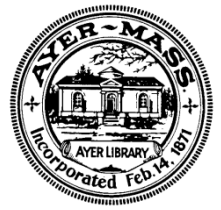


Town of Ayer

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 January 21 – February 20, 2020

Date: February 20, 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.

At long last, the Planning Board is getting ready to **approve the plan with conditions** on either February 25 or March 10, 2020. The plan has undergone several major iterations since its original submittal, each one an improvement on the earlier versions. This subdivision will hopefully serve as a good model of what's possible under Ayer's Open Space Residential Development section of the Zoning Bylaw.

In addition to the Shaker Mill Pond subdivision, the Planning Board is getting ready to open public hearings on a Site Plan for redevelopment of the **Historic Fire Station at 14 Washington Street**, as well as amending the previously approved site plan for multi-family units at **41 East Main Street**, which has a long and complex history of approvals under both the previous and current Ayer Zoning Bylaw and Site Plan Regulations.

The Planning Board also held an informal meeting with Judge Robert Gardner concerning property at 3-5 Park Street, which may become the first multi-use project to be proposed under Ayer's new Form-Based Code Bylaw.

The Planning Board anticipates that a proposal for an OSRD subdivision at 76 Groton School Road will be submitted in the near future, most likely in March.

2. 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.

Update February 20: The new Bylaw package should be ready by the end of March.

3. 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.

Update February 20: The Planning Board anticipates holding the Public Hearing on the new Subdivision Regulations starting on March 10.

4. Misc. Zoning Projects:

I am working with the Community and Economic Development Director to consider amending parking standards in the Downtown Form-Based Code District in order to facilitate development under that code and promote downtown revitalization. I will have more on this in the next monthly report.