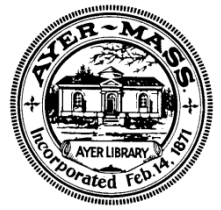


Town of Ayer

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 February 21 – March 20, 2020

Date: March 20, 2020

1. Project Review:

At its February 25 meeting, the Planning Board **approved with conditions** 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, and hence safer, entrance into the subdivision from Shaker Road.

The Planning Board opened the public hearing on a Site Plan for redevelopment of the **Historic Fire Station at 14 Washington Street**, and on March 24 will be opening a public hearing for the parking related **special permits** (*to allow some of the required parking to be provided off-site, and parking in front of the building*). It is anticipated that the Planning Board will be able to approve these applications on either March 24 or April 14.

The applicant for an amended Site Plan application for additional multi-family units at **41 East Main Street**, withdrew his application after Ayer Town Counsel determined that the prior site plan, then approved when Mark Saydah owned the building, had expired due to the lack of substantial work within two years of the original approval. The new owner will likely come back with a revised, new Site Plan application at some point, though when is uncertain.

The Planning Board will be opening the Site Plan hearing for the revised “Ayer Solar II-**B**” on March 24. That application will require extensive planning, engineering and environmental review, and the review period for that application could potentially take up to the full 90-day statutory review period.

The Planning Board also anticipates that a proposal for an OSRD subdivision at 76 Groton School Road will be submitted soon, though at the time of this writing that would be in April.

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

The Town's Zoning Bylaw package has now been comprehensively updated and formatted. It will be ready for printing and distribution to all pertinent Town Departments and officials very soon.

3. Subdivision Regulations:

I am very pleased to announce that on March 10, the Planning Board, after Public Hearing at the same meeting, **approved and adopted** a new set of Subdivision Regulations. These new regulations are very thorough and superior to the prior Regulations, most of the provisions of which date back to 1987. This has been a group effort and I'd like to especially acknowledge the invaluable assistance of Town Engineer Dan Van Shalkwyk who provided expert advice on the technical standards for road construction, stormwater facilities and other infrastructure.

4. Misc. Zoning Projects:

The Director of Economic and Community Development and I have developed a very simple amendment to the parking standards in the Downtown Form-Based Code District in order to facilitate development under that code and promote downtown revitalization. This amendment would reduce the parking requirement for studio and one and two-bedroom apartment units developed in the (core downtown) T6 transect, intended for occupancy by users of the Commuter Rail, to **one car per unit** regardless of the number of bedrooms. Most units to be developed in this core zone would be studio or one-bedroom apartments.