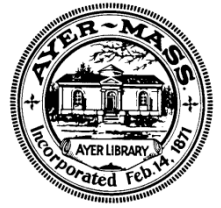


Town of Ayer

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 March 21 – April 20, 2020

Date: April 20, 2020

1. Project Review:

Due to the Covid-19 pandemic and Governor Baker's Executive Order, the Planning Board did not hold meetings on March 24 or on April 14. The Planning Board anticipates meeting next on Tuesday, May 12. At that meeting they will continue holding the 1. Site Plan and (parking-related) Special Permit Hearings for the Historic Fire Station at 14 Washington Street, 2. Open the Site Plan hearing for Ayer Solar II-B off (upper) Washington Street, as well as 3. Public Hearing on minor Zoning Amendment to reduce the on-site parking requirements for multi-family dwellings in the transit-oriented transect of the Downtown Form-Based Code District. 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.

The Board will also be holding a Public Hearing on recodification of the Ayer Zoning Bylaw in the larger context of the comprehensive recodification of all Ayer codes.

Governor Baker has approved 'Municipal Relief Legislation' due to the pandemic State of Emergency which tolls the date for municipal permitting action on in-progress development proposals to 45 days beyond the official State of Emergency, which currently runs to May 4. If that date is extended, the permitting deadlines will also be extended, though the Ayer Planning Board endeavors to meet as soon as possible.

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

The Town's Zoning Bylaw package was comprehensively updated and formatted last month. It will be ready for printing and distribution to all pertinent Town Departments and officials soon after the situation takes a turn towards normalcy.

3. Misc. Zoning Projects:

While working mostly from home I have continued research into how the Petapawag ACEC Overlay District may be approached, which is a major zoning initiative aimed at encouraging more environmentally sustainable development in the northern part of Ayer along the Groton border, Ayer's last densely forested area. I will have further updates on this project in the months ahead.