

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 September 2021

Date: October 20, 2021

1. Project Review and Planning Board meetings:

The Planning Board met live, in person, on **Tuesdays, September 14 and 24**, at which it reviewed the following cases:

Stratton Hill Definitive Subdivision Plan

The applicant for the Stratton Hill Definitive Subdivision has requested that the Planning Board resume the public hearing on this case at its Tuesday, October 26 meeting.

During September the Town Planner continued to refine the Scope of Work for the Traffic Impact and Mitigation Study and conducted other research relevant to review of the Stratton Hill subdivision plan once the Planning Board resumes its review.

60 Central Avenue, Site Plan for multi-family structure:

The Planning Board continued the public meeting on review of this Site Plan application at its September meetings and approved the Site Plan at its September 28 meeting. This project will raze the existing multi-family structure at 60 Central Avenue and replace it with a new **four-unit Condominium, Townhouse-style multi-family structure**. One of the main concerns was the extent of ledge on the site, and how that might affect construction of the building, and whether blasting might be required. The applicant's engineer conducted further exploration to determine the extent of ledge, and it turned out that it was not as extensive as previously thought, thereby doing away with the need for blasting on site. I would like to thank then Town Engineer Dan Van Schalkwyk for valuable assistance to the Planning Board in review of the engineering considerations for this project.

99 Fitchburg Road, Energy North, Inc.:

The Planning Board received an application for a propane storage and distribution facility at 99 Fitchburg Road which the Town Planner began to review in late September. The public hearing on this project is anticipated for October 14.

2. Ongoing Projects continuing into September 2021:

Form-Based Code Build-Out Study: Earlier this year, the Town of Ayer was awarded a DLTA Technical Assistance Grant to assist the Town a build-out study of the Downtown / Park Street FBC district. The MRPC prepared a scope of work and agreement with the Town. The build-out study will determine the likely number of apartments, the parking demand from such and other numerical factors that will enable the Town to better plan for and manage development under the Form-Based Code.

During September, the Town Planner and Economic and Community Development Director met with the GIS Director from the MRPC to discuss the development potential and factors that needed to go into the build-out equations. This accelerated completion of the build-out numbers which will be received in early October.

Open Space Residential Development (OSRD) Working Group and Regulations:

The Town Planner is preparing a complete draft of new regulations to assist in review of open space residential subdivisions, based on work with the OSRD Working Group earlier in the Spring and Summer. Once completed, he will reconvene the Working Group to review and then present them to the Planning Board, which can adopt Regulations after holding a Public Hearing. Adoption of these Regulations is anticipated to occur later this Fall.

3. Land-Use Meetings in September 2021:

Land-Use meetings were held on September 2 and 16. At the September 16 meeting the group discussed deployment of project tracking and permitting software that was spearheaded by the DPW Director.

4. Zoning Bylaw amendments:

After discussion at its August meetings, the Ayer Planning Board decided that several zoning amendments, including redoing the parking section of the Bylaw, should be taken up at the Spring or Fall Town Meetings in 2022 rather than at the Fall 2021 Special Town Meeting.

The Town Planner will continue to work on these zoning amendments as time allows over the next several months so that at least some of these amendments can be considered at the Spring 2022 Annual Town Meeting.

The Planning Board is scheduled to hold a public hearing on a Citizen Petition Warrant Article for rezoning of a parcel at 29 Harvard Road owned by Mr. Theodore Maxant at its October 12 regularly scheduled meeting.

