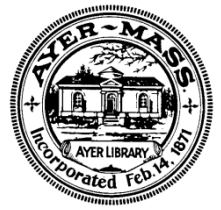


Town of Ayer

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 November 2021

Date: December 20, 2021

1. Project Review and Planning Board meetings:

The Planning Board met over Zoom on **Tuesdays, November 9 and 23**, 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 (PB) not resume the Public Hearing as previously anticipated for December 14 but rather anticipates resumption of the hearing to a date TBD in early 2022.

During November, the Town Planner conducted other research relevant to review of the Stratton Hill subdivision plan, including the Mass. Environmental Policy Act (MEPA) and Mass. Endangered Species Acts (MESA) and their applicability to the project. The Town Planner also began to draft a Scope of Services for a Request for Proposals (RFP) for engineering review of the subdivision.

Covenant Release, Patriot Way subdivision: As attorney representing a lot owner in the Patriot Way subdivision off of Central Avenue informed the Town Planner that the covenant for the subdivision, dating back to the early 2000's, was never released by the PB. The Town Planner coordinated correcting this oversight, which is anticipated to be brought before the Board at its December 14 meeting.

99 Fitchburg Road, Energy North, Inc.:

This Site Plan application is concerned with the proposed development of a portion of the parcel located at 99 Fitchburg Road, Ayer, MA; specifically, the three existing vacant lots identified as Tax Map 1, Lots 5, 6 and 7. This application is for construction of a bulk propane storage, wholesaling and distribution facility. The project includes construction of a 1,200 square foot pole barn structure which will provide cover and a safe area for required daily inspections of four (4) parked fuel delivery vehicles, together with two (2)

30,000 gallon above ground propane storage tanks. The project site is in the Light Industrial district (LI) and is 120,591 square feet in size (2.768 acres).

Concerns raised by the public during public review include the size of trucks and number of deliveries to the facility and limiting such deliveries to the Route 2A entrance, the number of and route of 'BobTail' customer delivery trucks leaving the facility, screening and landscaping, traffic safety, and concerns about the proximity of the site to the Shirley Rod and Gun Club.

The Planning Board voted to approve this Site Plan at its November 23 meeting, with two key special conditions pertaining to:

1. Deliveries of propane to the 99 Fitchburg Road Energy North facility by large propane tanker trucks must use the entrance from Fitchburg Road and not enter the site from the east on Groton-Shirley Road, or exit the site down Groton-Shirley Road, unless emergency or other conditions necessitate.
2. As described in Note 22 on sheet 3 of 6, Site Plan, for the Energy North Inc. plan set ...; Bobtail traffic along Groton-Shirley Road shall be limited to local deliveries only.

2. Ongoing Projects continuing into December 2021:

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 in early 2022.

3. Land-Use Meetings in November 2021:

Land-Use meetings were held on November 4 and 18. Current and potential future projects under review by the Land-Use Boards and related concerns were discussed.

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.