

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 December 2021

Date: January 19, 2022

1. Project Review and Planning Board meetings:

The Planning Board met over Zoom on **Tuesday, December 14**. The Planning Board did not meet on December 28.

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. An update on this application should be ready for the February 2022 monthly report.

Athletic Field Complex at the Ayer-Shirley Regional High School

On December 14, the Planning Board **approved** the Site Plan application for a complete renovation of the athletic fields, bleachers and other related features at the Ayer Shirley Regional High School. An overview of the project as described in the application is found on the next page:

Project Overview

The proposed project is on the Ayer Shirley Regional High School property located at 141 Washington Street in Ayer. The school is located in Residential Zone A-1 and is parcel 20-1. The parcel is 55 acres and all of the proposed work is well outside the front (35'), side (15') and rear (30') yard setbacks. The project proposes to reconstruct the existing track and field to expand and convert the natural grass athletic field inside the track to synthetic turf. The construction of a synthetic turf field with a free draining stone base below it will generate excess topsoil which will be placed onsite or will be hauled to the Town of Ayer Department of Public Works yard to be used in town. The existing 6-lane running track will be expanded to accommodate 8-lanes on the straight away and 6-lanes on the running oval.

The existing two-story press box does not currently have an accessible route to either story of the building and the existing bleachers don't meet current ADA requirements. The press box will be demolished and replaced with a new elevated press box with a hydraulic lift for ADA access and the bleachers will be replaced with one new permanent bleacher unit (attached to the press box) and two semi-portable bleacher units, all three bleachers totaling 483 seats.

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 December 2021:

Land-Use meetings were held on December 2 and 16. Current and potential future projects under review by the Land-Use Boards and related concerns were discussed.

4. Zoning Bylaw amendments:

The Ayer Planning Board decided that several zoning amendments, including redoing the parking section of the Bylaw, should be taken up at the Fall Special Town Meeting in 2022.

However, one item that is very likely to be placed on the April ATM warrant is correcting the minimum lot size in the Light Industrial District back to 20,000 sq.ft. from 120,000 sq.ft. which represents a 'typo' incorrectly carried over into the 2018 comprehensive Zoning Bylaw update. Research by the Planning Board and Town Planner indicates that 20,000 sq.ft. is the correct min. lot size in that district.