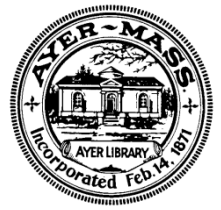


# Town of Ayer

## Office of the Town Planner



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### Monthly Staff Report

To: Robert Pontbriand, Town Manager  
From: Mark Archambault, Ayer Town Planner  
Re: Monthly report for November 2022  
Date: December 20, 2022

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#### 1. Project Review and Planning Board meetings:

The Planning Board met in person at the Ayer Town Hall on **November 9 and 22, 2022**

##### Development Review:

**ANRs:** There were no ANR (*lot line adjustments, lot splits or lot consolidations*) in November, 2022.

**Road Acceptances:** There were no road acceptances in November, 2022.

**Site Visits:** ---

**Site Plans:** The Planning Board held a public hearing for and approved the Site Plan modification application for **Air 22 LLC, at 22 Fitchburg Road** (Hannaford / Shop n' Save site).

Under this Site Plan modification, the following is proposed:

- Construct the small retail building on the eastern end of the property with drive-thru.
- Address all MADOT comments regarding curb cuts and roadway access onto Fitchburg Road.
- Reduce the four-unit retail strip addition which is to be attached to the existing supermarket from four to three units.
- Enlarge the rear stormwater basin while also reducing impervious paved areas.
- Raising the stormwater basin elevations to meet groundwater offsets.
- Raise the auto parts store floor elevations by six inches.
- Relocate the sewer line and easement away from the auto parts store.
- A new landscaping plan that expands the areas of green / open space on the property when compared to existing conditions.

The Planning Board found that the above modifications were in keeping with the original 2017 Site Plan approval and approved the Site Plan modification with minor conditions.

The Planning Board also approved a Site Plan for a building addition at **17 Bligh Street**. This involved a small addition to provide shelter equipment used in the business.

### **Subdivisions:**

Stratton Hill, David Moulton, off of Wright Road:

At its November 9, 2022 meeting, the Planning Board **approved** the Preliminary Subdivision Plan for the proposed 35-lot OSRD subdivision off of Wright Road. The Town Planner and Planning Board spent considerable time in the Preliminary Plan review process working to review all relevant issues and topics.

Preliminary Plan approval is not binding on either the Planning Board or the applicant, but should set the general layout of the subdivision and identify issues that need to be addressed in more depth during the forthcoming Definitive Plan process. As this is a complicated Plan in an environmentally sensitive location, the Definitive Plan review process will likely be a long, involved process that will require extensive engineering and environmental oversight.

The Town Planner is currently preparing the final **Request for Proposals** (RFP) for engineering review of the subdivision. The 'Stratton Hill Documents' page linked from the Planning Board's main page on the Town's website will be updated when the Definitive Plan application is submitted, which is anticipated early in 2023.

### **Land-Use Meetings in November 2022:**

The November Land-Use meeting was held on November 17. Current and potential future projects under review by the Land-Use Boards and related concerns were discussed, including the ongoing Ayer Commons 40B project at 65 Fitchburg Road, the Nasoya Foods plant addition on New England Way and Ayer Solar II-B off of Washington Street.

### **MBTA Communities Act:**

The Ayer Planning Department is gearing up to meet the requirements of a new law in Massachusetts that aims to provide much needed multi-family housing in communities served by or adjacent to MBTA Commuter Rail, Subway and other transit.

Enacted as part of the economic development bill in January 2021, new Section 3A of M.G.L. c. 40A (the Zoning Act) requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- No age restrictions
- Suitable for families with children.

DHCD has moved the date by which each affected municipality must submit a Compliance Plan to the end of January, 2023.

The Town Planner attended a virtual meeting with MRPC Planners towards the end of November on the application of a new forthcoming mathematical model prepared by the Department of Housing and Community Development (DHCD), which the MRPC will apply to Ayer once the final model is completed, which should be in early January, 2023.

The ‘model run’ will determine how close Ayer is to compliance with the MBTA Communities Act and what Ayer will need to do to meet the requirements. The Town Planner will be working more intensively with MRPC staff once the model run is completed.