

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 2022
Date: January 20, 2022

1. Project Review and Planning Board meetings:

The Planning Board met in person at the Ayer Town Hall on **December 13 and 27, 2022.**

NOTE: The Town Planner was out of the office for most of the month of December following knee surgery early in the month. He did some work from home to keep current applications moving along, as well as completing a Request for Proposals (RFP) for engineering review of the forthcoming Stratton Hill Definitive Subdivision Plan (*described below*) and participated in the December 13, 2022 meeting remotely.

Development Review:

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

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

Site Visits: ---

Site Plans: The Planning Board opened a public hearing for a major plant expansion at **Nasoya Foods USA** at 1 New England Way on December 27, 2022.

Nasoya Foods USA is seeking three approvals: 1. Site Plan approval for a proposed increase in total building area from 138,902 sq.ft. to 241,960 sq.ft.; 2. A special permit pursuant to Section 8.1.4.C.3 of the Ayer Zoning Bylaws for work within the aquifer protection overlay district, and 3. A major Stormwater Management permit for work exceeding an area of work greater than 40,000 sq.ft.

The Planning Board accepted consideration of the case and opened the hearings on December 27, 2022 and then continued the hearings to its January 2023 meetings. The Town Planner will have more to report on this project in next month's report.

Subdivisions:

Stratton Hill, David Moulton, off of Wright Road:

The Town Planner finalized the **Request for Proposals** (RFP) for **engineering review** of the subdivision with the Planning Board at its December 13, 2022 meeting. Given the scale and scope of this project, the Planning Board believes that a consulting engineering firm is required to perform thorough review of the Definitive Subdivision Plans for Stratton Hill, when submitted.

Once the Town Planner returned to the office in late December, he distributed the RFP to several engineering firms. More on this in the next monthly report.

Land-Use Meetings in December 2022:

Due to the Town Planner being out after knee surgery, there were no Land-Use meetings held in December of 2022.

MBTA Communities Act:

The Town Planner **scheduled** a ‘model run’ (for January) of a GIS-based mathematical model prepared by the Department of Housing and Community Development (DHCD) with Planners from the Montachusett Regional Planning Commission (MRPC) that 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 in early to mid-January of 2023 and will submit the required interim report to the DHCD by the deadline of January 31, 2023.

A report on the results of the MBTA Communities compliance model run will be included in the next monthly report.