

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: Daniel Ruiz, Ayer Town Planner

Re: Monthly report for October into November

Date: November 16, 2023

Project Review and Planning Board meetings:

The Planning Board met on **October 24th, 2023, and November 14th, 2023**. The Planning Board is meeting **November 28th, 2023**.

- **Fee Schedule:** The Planning Board held a public hearing on November 14th, 2023, to review and adopt amendments to the Planning Board Fee Schedule. The Planning Board voted to adopt the proposed Fee Schedule that was presented on November 14th, 2023. The adopted fee schedule has been stamped in with the Town Clerk as required by section 14.10 (1) of the Planning Board Rules and Regulations.

Development Review:

ANRs:

- **33 Third Street:** The applicant has applied for an ANR plan creating three (3) new lots that meet all the zoning requirements. This ANR plan was endorsed by the Planning Board on November 14th, 2023.

Road Acceptances:

- **Shaker Mill Pond (OSRD):** The developers are working on addressing my list of questions regarding the conditions and special conditions within the decision. The developers are also working on getting the as-built plan completed.

Site Plans:

- **West Main Street:** The applicant requested to withdraw their applications without prejudice. The Planning Board voted to accept the withdrawal without prejudice on October 24th, 2023.

- **27 & 29 Harvard Road:** The applicant has requested to continue the public hearing to the February 27th, 2024, Planning Board Meeting. This will give the Planning Department time to get the zoning map updated to show the two parcels rezoned as General Business and get a warrant article completed for the April Town Meeting to adopt the revised Zoning Map.
- **42 Park Street:** The applicant has made their revised submission addressing the initial comments from the various departments. I have sent out the revised submission to the Land Use Meeting Group for review and comments. Review comments from the various departments are due 11/16/23 and the comments will be sent to the applicant to address and revise plans. The applicant will be before the Planning Board on November 28th, 2023.

Subdivisions:

- **Stratton Hill:** The applicant has submitted responses to the 1st set of Green International Peer Review comments. The applicant also revised their plans to address the comments. Those responses and revised plans were sent to all the various departments and Green International for review and comments. The applicant was before the Planning Board on November 14th, 2023, where they presented a new plan that had never been shown to the Town. The applicant's new plan removed all the development north of the power lines and redesigned the development to be all south of the power lines. The applicant asked the Planning Board for their initial comments and feelings on the plan. The Planning Board members felt like this new proposed plan is a better design due to less impacts on undeveloped land with the project being more condensed. The applicant will be working on getting the plans fully engineered so that Green International can conduct their peer review on the newly revised plan. The applicant requested a continuance to the January 9th, 2024, Planning Board meeting to allow for their engineer to get the design fully engineered.

Land-Use Meetings in November 2023:

- No Land Use meetings were held in November 2023.