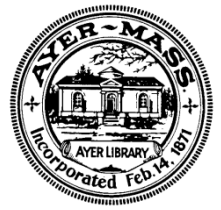


# Town of Ayer

## Office of the Town Planner



---

Town of Ayer | Ayer Town Hall | 1 Main Street, 3<sup>rd</sup> Floor | Ayer, MA 01432 | 978-772-8218 | [www.ayer.ma.us](http://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: December 18, 2023

---

#### **Project Review and Planning Board meetings:**

The Planning Board met on **November 28<sup>th</sup>, 2023, and December 12<sup>th</sup>, 2023**. The Planning Board's next meeting is **January 9<sup>th</sup>, 2024**.

#### **Development Review:**

##### **ANRs:**

- **71 Sandy Pond:** The applicant has applied for an ANR plan creating three (3) new lots. Two (2) of the meets all the zoning requirements and the third is designated as a non-buildable lot due to not having legal frontage.

##### **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. The applicant is still working on getting the Conservation Restriction.

#### **Site Plans:**

- **42 Park Street:** The application for Site Plan Review and the Minor Stormwater Management Permit were approved at the November 28<sup>th</sup>, 2023, Planning Board meeting. The decision was stamped in with the Town Clerk on Tuesday, December 5<sup>th</sup>, 2023, and the 20-Day appeal period runs out on December 25<sup>th</sup>, 2023.

#### **Subdivisions:**

- **Stratton Hill:** The applicant is working on revised fully engineered plans for their newest design proposal showing all the units south of the power lines. The applicant has requested a continuance to the January 23, 2024, Planning Board Meeting to ensure there is enough time to finish the engineered plans and have Green International conduct a peer review of the new plans. The applicant has provided the Planning Board with an extension of the time to act on the application, February 28, 2024.

### **Land-Use Meetings in December 2023:**

- No Land Use meetings were held in December 2023 due to no new applications.