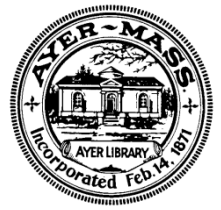


Town of Ayer

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 November into December

Date: February 20, 2024

Project Review and Planning Board meetings:

The Planning Board met on **January 23rd, 2024**, and **February 13th, 2024**. The Planning Board's next meeting is **February 27th, 2024**, and **March 12th, 2024**.

Development Review:

ANRs:

- No new ANR applications have been submitted to the Planning Board.

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:

- There are no current site plans before the Planning Board and no new applications have been submitted.

Subdivisions:

- **Stratton Hill:** The applicant is still 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 from the February 27th, 2024, Planning Board Meeting to the April 9th, 2024, Planning Board meeting. The applicant wants 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, May 31st, 2024.

- **Panther Place:** The applicant submitted a request for the release of lots 21, 22, 23, & 24 from the Covenant that is in place for Panther Place. The DPW reviewed the request and determined it was appropriate for the release of the lots. It is to be noted that once the applicant has requested a release of the last lot from the covenant, a surety will be put in its place for the cost of the remaining sitework.

Land-Use Meetings in February 2024:

- No Land Use meetings were held in February 2024 due to no new applications.

Misc.

- The Planning Board held a public meeting on February 13th, 2024, where there were multiple presentations.
 - There was a presentation from Jonathan Kranz, Dan Van Schalkwyk, and Heather Hampson on the Stormwater Utility Fund.
 - There was a presentation from Janet Providakes regarding the proposed zoning amendments the working group has come up with to help increase affordable housing within the Town of Ayer.
- At the February 13th, 2024 meeting, the Planning Board held a public meeting regarding the discussion and appointment of an associate member. Kathleen Cachel put her name in for the associate member position on the Planning Board. The Planning Board voted to recommend the appointment of Kathleen Cachel to the Select Board for the vacant associate member position. This will be brought to the Select Board at the March 6th, 2024 meeting.