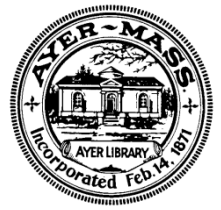


Town of Ayer

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 February into March

Date: March 20, 2024

Project Review and Planning Board meetings:

The Planning Board met on **February 27th, 2024, and March 12th, 2024**. The Planning Board's next meeting is **March 26th, 2024, and April 9th, 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 have submitted an as-built plan and the draft conservation restriction for review.

Site Plans:

- **33 Third Street:** The applicant proposes to demolish the existing two-family dwelling and construct three (3) new single-family homes, each on their own lot. Each house will connect into town sewer, water, and gas services. Sub-surface infiltration is proposed to accommodate runoff from impervious surfaces on each lot. The public hearing for Site Plan Review and Stormwater Management Permit will be held on April 9th, 2024.

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.

Land-Use Meetings in March 2024:

- A land Use Meeting was held on March 14th, 2024, to discuss the submission of 33 Third Street. We also discussed some potential submissions that could be coming to the Planning Board for Site Plan Review. Potential projects:
 - Nasoya Foods: Minor Site Plan Modification
 - 91 Groton Harbard Road: Site Plan Review, Stormwater Management Permit
 - 0 Sculley Road: Site Plan Review, Stormwater Management Permit

Misc.

- At the March 6th, 2024, Select Board meeting, Kathleen Cachel was appointed as the Associate Planning Board Member. Her term will expire on June 30th, 2026.
- The Planning Board held a public hearing on March 12th, 2024, for the four (4) proposed zoning amendments. The Planning Board voted to recommend the four (4) warrant articles to the April 22nd, 2024, Annual Town Meeting. The four warrant articles and the presentation on these articles can be found at: <https://www.ayer.ma.us/planning-board/pages/proposals-annual-town-meeting-2024>.
- The Planning Board has created a new website page for Meeting Materials. You will be able to find the meeting materials for every Planning Board meeting on this webpage: <https://www.ayer.ma.us/planning-board/pages/planning-board-meeting-materials>.