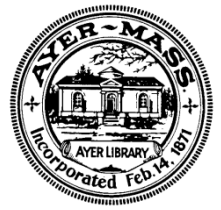


Town of Ayer

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: April 22, 2024

Project Review and Planning Board meetings:

The Planning Board met on **March 26th, 2024, and April 9th, 2024**. The Planning Board's next meetings are **April 23, 2024, and May 28, 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 Planning Board opened the public hearing on April 9, 2024, for the Site Plan Review and Stormwater Management Permit. The applicant made a presentation to the Board and went through some of the open comments from the review letters. A site walk was set up for April 18th, 2024. The applicant continued the public hearing to the April 23, 2024, hearing so they can have the site walk and address the review comments.
- **91 Groton Harvard Road:** The applicant has applied for Site Plan Review and a Stormwater Management Permit. The public hearing will be held on April 23, 2024.

- **1 New England Way (Nasova Foods):** The applicant has applied for a minor modification of a Site Plan Approval. The public meeting will be held on April 23, 2024.

Subdivisions:

- **Stratton Hill:** The applicant has submitted revised plans for the subdivision and the peer review has begun. The applicant has requested a continuance from the April 9, 2024, Planning Board Meeting to the May 28, 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, June 30, 2024.

Land-Use Meetings in April 2024:

- A land Use Meeting was held on April 11, 2024, to discuss several projects that will/are before the Planning Board:
 - Nasoya Foods: Minor Site Plan Modification
 - 91 Groton Harbard Road: Site Plan Review, Stormwater Management Permit
 - 33 Third Street: Site Plan Review, Stormwater Management Permit
 - Stratton Hill: Subdivision OSRD

Misc.

- The Planning Board have recommended 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>.
- The Planning Board has a page for plans and reports from projects that are currently before the Planning Board and can be found on this webpage: <https://www.ayer.ma.us/planning-board/pages/projects-current-applications-plans>