



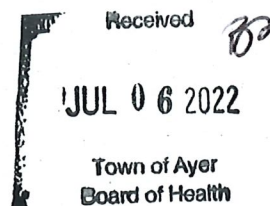


**Town of Ayer**  
**Zoning Board of Appeals**  
**Transmittal Form – Department Head Review**

☐ Select Board/Town Manager  
☒ Board of Health  
☐ Department of Public Works  
☐ Police Department  
☐ Fire Department  
☐ Building Inspector/Zoning Enforcement Officer  
☐ Conservation Committee  
☐ Treasurer/Tax Collector  
☐ Town Clerk  
☐ Assessor's Office  
☐ Economic & Community Development  
☐ Town Planner

Review Deadline Date: **\*\*July 13, 2022\*\***

Public Hearing Date: **July 20, 2022**



☐ Variance      ☒ \*Special Permit      ☐ Finding/Appeal

\*Comprehensive 40B Permit Application

Description: Ayer Commons Comprehensive Permit Application Pursuant to M.G.L. Chapter 40B, 20-23  
Property at 65 Fitchburg Road, Ayer, MA

Submitted by: Neighborhood of Affordable Housing, Inc. ("NOAH")      Date: June 24, 2022

Address: 143 Border Street, East Boston, MA 02128

Telephone: 617-418-8626

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

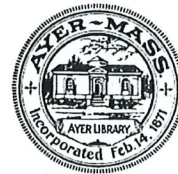
Comments:

*This is in a light industrial area - with a considerable amount of units. (very close to Fitchburg Rd) Will there be consideration for dust, odor, & noise complaints? Will areas for trash be fenced in?*

Signed Bridgette Malen

Title Health Agent

Date 7/6/2022

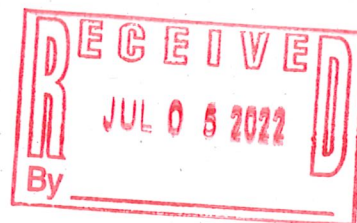


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Comments:

*None @ this time*

Signed

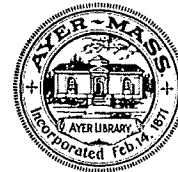
*W. H. C.*

Title

*Police Chief*

Date

*7/5/22*



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Comments: Make sure the parking lot areas  
accommodate the turning radius of our  
longest fire truck (Ladder-1). We can provide  
that information if needed

Signed

[Signature]

Title

Fire Chief

Date

7/11/22



# Town of Ayer CONSERVATION COMMISSION



Town Hall ♦ One Main Street ♦ Ayer, MA 01432  
Phone 978-772-8220 ext. 143 ♦ Fax 978-772-8208 ♦ [concom@ayer.ma.us](mailto:concom@ayer.ma.us)

To: Zoning Board of Appeals  
From: Heather Hampson, Conservation Agent  
Re: 65 Fitchburg Rd, Ayer Commons Comprehensive Permit Application  
Date: July 12, 2022

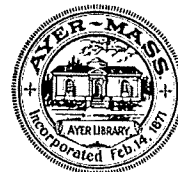
Greetings,

Thank you for the opportunity to review and comment on the Comprehensive Permit for the proposed 40B Affordable Housing Development, to be located at 65 Fitchburg Road. After viewing the application and documents provided the comments of the Commission office are:

- A Notice of Intent (NOI) will need to be filled with the Conservation Commission office since there is work to be conducted within the Commissions jurisdictional area of 100 feet from a wetland.
- As stated on page 11 of the Application for Comprehensive Permit, Natural Heritage, and Endangered Species Program (NHESP) had been contacted and Priority Habitat has been identified. A permit from NHESP will need to be obtained for the work on site to protect the species found on site. The Commission requests a copy of the letter from NHESP.
- The proposed project is split into two phases, both phases will have buffer zone disturbance. The Conservation Commission office is requesting more information regarding to the phasing of this project and the extent of the work that will be conducted in each phase. For example, will the site be cleared in phase one, with only construction of buildings and infrastructure to be in two phases.

Thank you

Heather Hampson  
Conservation Agent  
Ayer Conservation Commission



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Address: 143 Border Street, East Boston, MA 02128      Telephone: 617-418-8626

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Comments:

*taxes pd*

Signed

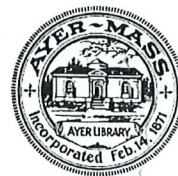
*Barbara Tierney*

Title

*Treas/Tax Con*

Date

*6/30/22*



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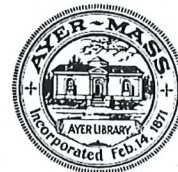
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Comments: 100% support of Affordable Housing for Ayer!!

Signed *Shawn O'Connell*      Title Town Clerk  
Date July 5, 2022



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Comments:

Signed

*Linda McNamee*

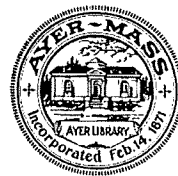
Title

*Assessing Administrator*

Date

*8/8/2022*





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Comments:

*Recommended APPROVAL.*

Signed

*[Signature]*

Title

*Dir. Assoc*

Date

*7/12/22*

# Town of Ayer

## Office of the Town Planner



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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)

### Memorandum

To: Ayer Zoning Board of Appeals

From: Mark Archambault, Town Planner

Re: Ayer Commons Comprehensive Permit – first comments

Date: July 13, 2022

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In general, I am very supportive of the proposed Ayer Commons Comprehensive Permit application and project. The town of Ayer certainly needs this quantity and quality of affordable housing. I also believe that this development may finally spur redevelopment and improvements to the Fitchburg Road corridor, which is perhaps not one of Ayer's most scenic roads.

On initial review, it appears that the general site plan is well laid out and designed, though I desire more time to go through the site plan in depth so as to be able to provide more specific comments. I know the Planning Board is also eager to review the application and plans and offer its comments on the proposed project.

I look forward to learning more about this project at the forthcoming opening of the public hearing on July 20.