

Director of Community and Economic Development

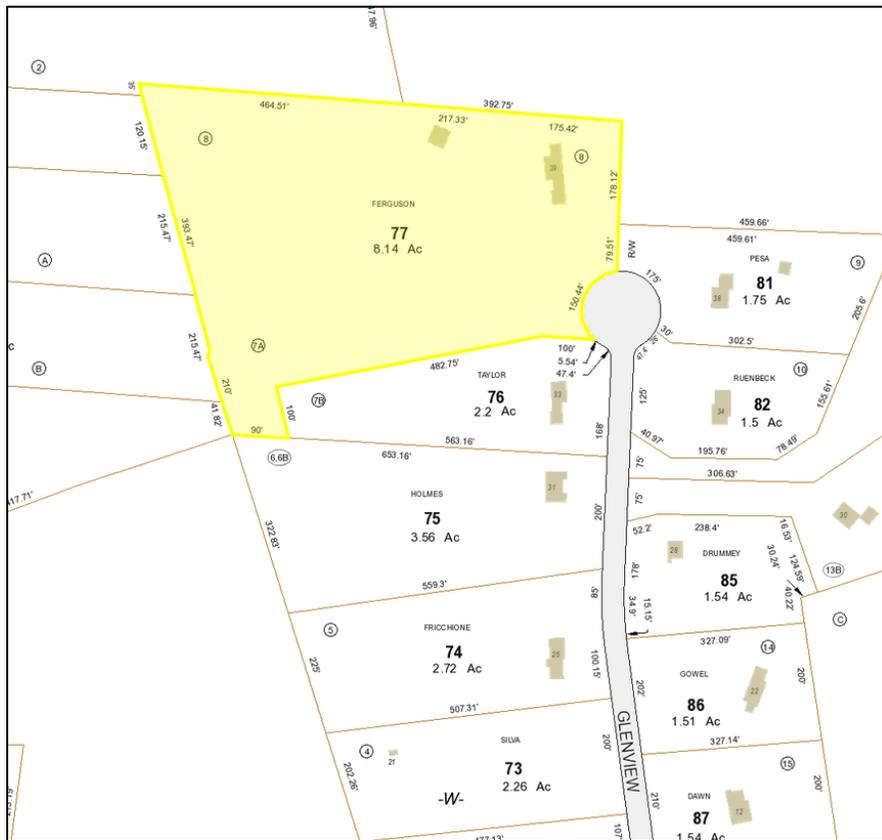
UPDATE

July 12, 2021

■ ANR Plan Review

ANR Plan for Ferguson, 39 Glenview Drive, Map 5, Parcel 77

This ANR plan dated March 2, 2021 proposes to create Lots 1 and 2 from existing 8.14-acre tract of land identified as Assessors Map 5, Parcel 77 (see map below). Lot 1 is proposed to be a 4.06-acre Type 3 lot. Lot 2 is proposed to be a 4.08-acre Type 2 (hammerhead) lot.



ANR Criteria

NOTE: For new members, the Approval Not Required or ANR process is how lots are split outside of the formal subdivision process. ANR plans are endorsed rather than approved as the name indicates that an approval is “not required” but the resultant lots must have adequate access and frontage as per the Bylaw. If each criterion is met, it is appropriate to make the endorsement. No other zoning criteria inform these “decisions” and it is common for such plans to be marked with a zoning compliance disclaimer.

Frontage: The resulting parcels have frontage as follows:

Lot 1: Required = 75’; 93.36’ as per measurement on plan’ (compliant)

Lot 2: Required = 50’; 57.10’ as per plan (compliant)

Access: The resulting parcels have access as follows:

Lot 1: Yes (compliant)

Lot 2: Yes (compliant)

Other Criteria: Since a Type 2 (hammerhead) lot requires a Special Permit, Lot 2 received approval for a Special Permit on 8-12-2020.

Conclusion and Recommendations

Overall, the submittal meets all the criteria for ANR. Recommend endorsing as ANR.

SUGGESTED MOTION: I move to endorse the ANR plan for 39 Glenview drive.

■ Interview Interested Volunteers

With three candidates for two slots, specific questions for potential volunteers can gauge their level of interest, familiarity with planning-related issues, and general attitudes related to the vision, goals, and objectives of master plans and other policies and programs developed or supported by the Planning Board. A sampling of questions could include:

- *Please share with us why you are interested in serving on the Planning Board?*
- *How much of our work program and past activities are you familiar with? Have you taken a look at the 2016 Master Plan?*
- *Are you familiar with the three-phase program previously endorsed by the Planning Board for The Ayer Road Vision Plan? What is your opinion of the program?*
- *Are there specific issues related to planning that you are interested in? Problems that you think should or could be addressed?*

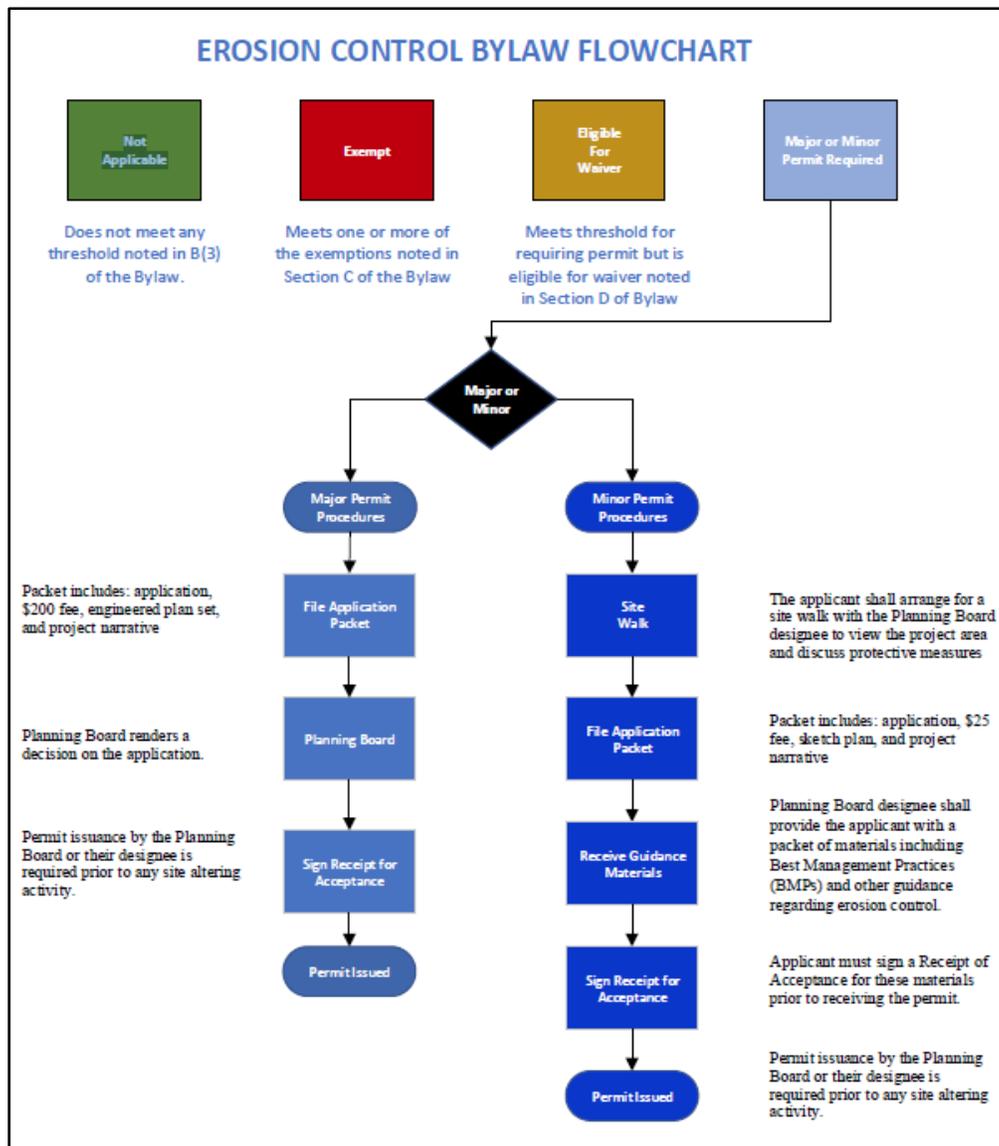
- *Have you worked on a volunteer board or committee in the past? Would you consider yourself collaborative and team-oriented?*

The Board may wish to develop a standard set of questions for all potential appointees in the future. Note that while a recommendation of two specific candidates for the Select Board to appoint might be appreciated, it is not required, and if there are not two clear cut choices, you may wish to defer recommendations other than noting that they are all qualified candidates with specific skill sets.

■ Fall Town Meeting Bylaw Amendments – Items for Discussion 7-12-2021

Erosion Control

Amend the Protective Bylaw by passing a warrant article adopting an erosion control bylaw that would add Sec. 125-58 to the Bylaw. This is a re-introduction of an article that was not successful in 2016 and 2019. See the flowchart developed for the process below (and attached). This clearly depicts how applicability, waivers, and exemptions really just mean that the Bylaw addresses



The most egregious erosion events. Previous outreach emphasized listening to peoples concerns and trying to draft a Bylaw that was not onerous but also protected the Town from having to clean up topsoil in the ROW and also the natural resources of the town. One of the most important parts of the Bylaw is the minor permit that essentially is a consultation. It was felt that this could be a major benefit of educating property owners about Best Management Practices.

Senior Residential Development

As also noted in the table entitled, “*2021 Special Town Meeting – Warrant Articles / Planning Board*” we have the following warrant articles related to senior housing.

1. Eliminate the section on affordable accessory apartments by amending the Protective Bylaw, deleting Section 125-18.2. This section was intended to be a means to allow affordable housing in the form of accessory apartments. However, it has never been used. One reason for this may be the additional requirements, restrictions, and lack of any incentives. At some point, it will be valuable to consider some form of Inclusionary Zoning Bylaw which would require a percentage of any development to have affordable housing. For now, there is no reason to keep this on the books.
 2. Update terminology regarding a permitted use in Section 125-21B(1) by replacing the term “in-law apartment” with “accessory dwelling unit” to align with other Sections. This will require an amendment to Section 125-18.1 at spring 2021 ATM changes the term “accessory apartment” to “accessory dwelling unit” and this is another opportunity to create terminology consistency.
 3. Move assisted living to Section 125-57, Senior Residential Development, by adding the existing or modified language for Assisted Living to Sec. 125-57 and deleting the existing language for Assisted Living from Sec. 125-52. Assisted living is more appropriately located in the new Senior Residential Development Section 125-57 than the Ayer Road Village Special Permit section. At this time, it is not advisable to make too many adjustments to the existing language, although the fiscal impact section may be better off elsewhere.
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