



Town of Ayer
Planning Board

Ayer Town Hall – 1 Main Street – Ayer, MA 01432 – 978-772-8220 x 144

Minutes of June 27, 2023 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall, 1 Main Street

Meeting was recorded and then broadcasted on APAC

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AUG 28 2023
TOWN OF AYER
TOWN CLERK

Members Present: Jonathan Kranz, Chairman; Ken Diskin, Vice Chairman; Geof Tillotson, Clerk; and Nathan King

Absent: Julie Murray

Chairman Kranz called the meeting of the Planning Board to order at 6:15 PM.

General Business

Approve the Agenda

At 6:15 PM Mr. Geof Tillotson made a motion to amend the agenda to table the June 13, 2023, minutes to the next meeting. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (4-0-0)

Board Reorganization

Chairman Kranz suggested that there be only one motion for all the board positions and suggested to keep them the same as the last year.

At 6:16 Mr. Geof Tillotson made motion to keep the Board chair positions as they were with Jonathan Kranz as Chairman, Ken Diskin as Vice-Chair and Geof Tillotson as Clerk. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (4-0-0)

MRPC Update

Mr. Geof Tillotson wanted to give the Board a brief update on all the items MRPC is currently working on including the hiring of more part time planning staff for municipalities to use, bringing high speed internet to underserved areas and looking at regulating large projects on land.

Continued Public Hearing – Site Plan, Special Permit (Aquifer Overlay District) and Stormwater Management Permit, Nasoya Foods, USA

Present: Attorney Thomas Gibbons, Mr. David Mackwell, Kelley Engineering and Mr. Dexter Preston

At 6:22 PM Mr. Geof Tillotson made a motion to open the continued public hearings for Site Plan Review, Special Permit for Aquifer Overlay District and Stormwater Management Permit. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (4-0-0)

Attorney Thomas Gibbons gave a brief background on the project stating the public hearing was opened in December 2022 with a site visit being conducted in January 2023. Attorney Gibbons stated that the Department of Public Works has submitted their comments on the revised set of plans that were submitted several weeks ago.

Chairman Kranz read aloud the comment letter from the Ayer DPW Director Dan Van Schalkwyk, dated June 27, 2023.

Mr. David Mackwell from Kelly Engineering went over the proposed project for the Board as well as the revised Site Plans which included all the comments from DPW. The addition will increase the company's operations and will create about 50 new jobs once they reach full capacity of operations. Mr. Mackwell mentioned that the hours of operations are now listed on the plans.

Mr. Mackwell stated that as part of the site plan review there is a waiver request to Section 9.1.10 of the Ayer Zoning Bylaws to allow for a reduction in parking spaces from 394 to 187. Mr. Mackwell stated that the 187 spaces is enough to accommodate all employees.

Mr. Mackwell went over the site improvements that will be made as part of the addition on the site including improvements to the truck traffic on site within pavement, traffic pattern and additional landscaping which will lead to a reduction of pavement on site.

Mr. Mackwell next went over the comments from the site visit that took place back in January which included the need for additional screening along Westford Road. Mr. Mackwell stated that Nasoya is willing as a condition of approval to spend up to \$10,000 for an arborist to assess the area along Westford Road and remove and plant new trees to increase the screening in the area.

Mr. Mackwell mentioned that the DPW had some concern regarding the wastewater capacity and some issues with wastewater that have occurred on site in the past. There are plans for an increase in wastewater lines and storage on site that will be completed before the proposed addition goes to full capacity; all final details on the system will be reviewed by the DPW for final approval.

Chairman Kranz asked what the timeline for construction would be for the project.

Mr. Dexter Preston stated that they would like to start construction this fall and should be complete within 12 to 18 months depending on the supply of materials and permits.

There was a brief discussion among the Board members and the Nasoya representatives regarding parking for employees, the use of granite curbing, and the need for and location of a retaining wall to help with ruin off from adjacent property.

Mr. Diskin requested that the condition allowing for \$10,000 for an arborist and planting be amended to have the \$10,000 be for plantings only and not include the cost of the arborist.

At 7:14 PM Mr. Ken Diskin made a motion to grant a waiver to Nasoya Foods, USA for Section 9.1.10 to the Ayer Zoning Bylaws for Parking requirement to allow for 187 spaces where 394 are required. Mr. Geof Tillotson seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 7:20 PM Mr. Ken Diskin made a motion to grant a Special Permit under Section 8.1.4.C3 of the Ayer Zoning Bylaws to allow for construction of an addition and associated site work as shown on the newest revised plans dated June 16, 2023, within the Aquifer Protection District. Mr. Geof Tillotson seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 7:26 PM Mr. Geof Tillotson made a motion to grant the Stormwater Management Permit for Nasoya Foods, USA. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (4-0-0)

At 7:30 PM Chairman Kranz made a motion to approve the Site Plan for Nasoya Foods, USA for their proposed addition and associated site work and stormwater upgrades with the following two special conditions: (1) approval is conditioned on the maintenance /planting of appropriate vegetative screening along Westford Road and within/near the Northwest sewer easement, pending the identification of underground utilities and advice from an arborist, the applicant will perform any and all necessary planting/pruning within \$10,000 allowed amount for planting. (2) As Nasoya's water and wastewater demands increase from 170,000 GPD to 240,000 GPD or more the applicant will meet the necessary infrastructure requirements defined by the Ayer DPW, including the completion of an 8" PVC sewer force main from Nasoya's facilities to Westford Road. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (4-0-0)

Approval of meeting minutes from May 23, 2023

At 7:37PM Mr. Geof Tillotson made a motion to approve the minutes as amended. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (4-0-0)

Administrative Announcements

Chairman Kranz reminded the Board that Mr. Danny Ruiz, the new Town Planner will be starting on July 17th, which is after their next meeting.

Adjourn

At 7:39 PM Chairman Kranz motioned to adjourn the meeting.

Minutes recorded and submitted by Heather Hampson, Conservation Agent

Planning Board Approval _____
Date

Planning Board Chairman (Jonathan Kranz)
