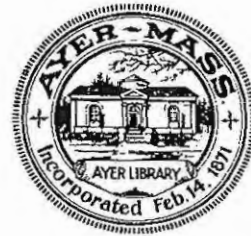


TOWN OF AYER BOARD OF HEALTH Public Hearing Minutes of May 22, 2017

Members present included: *Chair* Pamela Papineau, *Clerk* Mary Spinner, *Member* Patricia Peters, and *Administrative Assistant* Jane Morriss.
Also attending: abutters Ruth Rhonemus, and Judy and Jim Pinard;
Project Manager Neil Gorman, representing David E. Ross Associates;
and Mark W. Saydah, applicant.
Meeting recorded by APAC



PUBLIC HEARING:

UNDER THE AYER BOARD OF HEALTH AQUIFER PROTECTION DISTRICT REGULATION,
A REQUEST FOR A SPECIAL PERMIT FOR A PROPOSED DEVELOPMENT OF 41 E. MAIN STREET BROUGHT BY
APPLICANT M. SAYDAH:

The public hearing was opened at 5:30 p.m. by chair P. Papineau

READING OF THE NOTICE:

Clerk M. Spinner read the notice as published in the Nashoba Valley Voice.



PUBLIC COMMENT:

Abutter Judy Pinard, who resides at 10 Pond Street, said she did not receive an abutter's notice. The applicant said the list provided by the Ayer Assessor's Office had 17 abutters. Project manager N. Gorman said 43 abutters were on the list used by David E. Ross Associates, Inc., for the public hearing opened October 3, 2016. J. Morriss was asked to investigate the apparent discrepancies between the lists.

SUMMARY OF CHANGES:

Project Manager N. Gorman summarized the changes made to the plans approved by the Board on October 17, 2016, with the revised plans stamped by Civil Engineer Daniel B. Wolfe on March 21, 2017. The plan calls for converting an existing three-family house into a two-unit condominium dwelling, and building two additional two-family dwelling units:

1. Original plans showed one-car garage and one parking space per unit. Current plans provide a two-car garage for each dwelling unit.
2. Dwelling-unit dimensions changed from 44' X 48' to 44' X 40'.
3. To allow for better on-site vehicle maneuverability, the new dwelling structures have been moved back from Pond Street by five feet.
4. Each dwelling unit will have a 10' X 22' second-story deck with stairs on the west sides.
5. The original plans called for paving the driveway and diverting storm water runoff into a raingarden. The raingarden (which required high-maintenance upkeep), has been eliminated from the new plan. In place of the raingarden, the current plans call for covering the driveways with permeable pavers. Water will seep through the permeable pavers into four layers (eight inches) of stone and gravel media, which will condition the water on its way to recharging the aquifer.
6. The roof-runoff from the new dwellings will be go into trenches with perforated pipe which will direct the water into four Cultec Recharge Chambers (two for each building).
7. The existing garage will be removed, and its footprint has been added to the pervious area calculations shown on the current plans.
8. An external stairway is being added to the existing house to offer a second egress from the second-floor unit.
9. The proposed driveway off Oak Street will be graded to direct storm water run-off into two grassy swales—one behind the existing garage, and one between the driveway and Oak Street. N. Gorman said these measures would keep storm water on-site and would prevent it from running out into the street.

9. To make driveway access easier, the Oak Street entrance has been moved slightly to the north, toward Main Street.

10. A new waterline will be installed on the east side of the site (from Pond Street) to service all three buildings. The existing waterline will be disconnected and left in place.

11. The total impervious area shown in the modified site plans shows a decrease from 40.2 percent (shown in the plan submitted in the fall of 2016) to 33 percent.

12. The total on-site building coverage has been reduced from 29.4 percent to 22.8 percent.

13. Open space on the lot has decreased from 59 percent to 54 percent. (The open-space calculation does not include the driveways.) (Ayer requires at least 50 percent of a lot to be left in open space.)

14. The drainage analysis of the plan under consideration (revision date: May 30, 2017) shows a 100-year-storm-event peak run-off rate of 1.59 cubic feet per second (CFS). An analysis of the plan submitted last fall (revision date: September 27, 2016) gave a run-off rate of 1.49 CFS. Before development, the one-hundred-year storm run-off rate is calculated to be 1.79 CFS.

COMMENTS FROM ABUTTERS:

Judy Pinard said that she believes residents will be parking on Pond Street despite the on-site parking garages. She also expressed distaste for having the garages front out onto Main Street. N. Gorman said that the new plans have modified the positioning of the two new dwelling units. The current plans include farmers' porches that face out on Main Street, mimicking the style of the original house, with the garage doors facing Pond Street.

BOARD COMMENTARY:

P. Papineau questioned whether it would be more correct to refer to the pavers as *permeable* rather than *porous* pavers. She also asked what the company that makes the pavers recommends to be used as an underlayment. N. Gorman said it was a similar "understructure" commonly used with porous pavement, as specified by the New Hampshire Storm Water Center, and is consistent with the recommendations in of the Massachusetts Storm Water Handbook. P. Papineau said the Massachusetts Storm Water Handbook stipulated 12 inches of underlayment—not eight inches. N. Gorman said he would look into it. P. Papineau said her other question had to do with the Operations and Maintenance Plan which she said seemed to be disorganized, and lacking in specific instructions about maintaining the site. She opined that the success of the mitigation system will depend on diligent maintenance and repair. The Board also instructed the applicant to provide specific information about maintenance and reporting procedures, and to stipulate that there must be an experience base of at least 24 months before change in the frequency of inspections might be allowed. The Board also said the OMP needed to specifically say that pavers need to be *replaced* (not just *noted*) if they are damaged or displaced for any reason. The applicant asked if the Board could vote on accepting the plan pending receipt of an amended OMP.

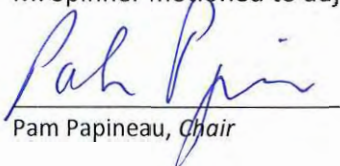
CONTINUATION OF HEARING:

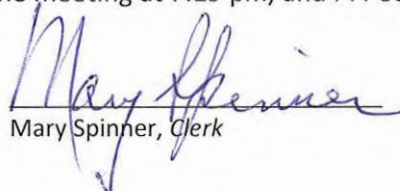
After some discussion, M. Spinner made a motion to continue the public hearing to 5:30 pm, Tuesday, May 30, and P. Peters 2nd 3/0A.

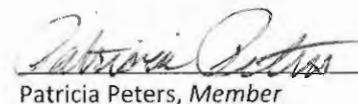
The applicant agreed to return to the May 30 continuation of the hearing with a revised OMP, and with drawings showing a 12-inch underlayment. The applicant also agreed to post signage reminding future owners not to tamper with the mitigation system.

ADJOURN:

M. Spinner motioned to adjourn the meeting at 7:19 pm, and P. Peters 2nd. **3/0 A**


Pam Papineau, Chair


Mary Spinner, Clerk


Patricia Peters, Member