

PLANNING BOARD Town of Ayer 1 Main Street, Ayer, MA 01432 Tel: (978) 772-8218 | Fax: (978) 772-3017 | Planning@Ayer.MA.US

Ayer Planning Board Application for Site Plan Review

Filing Instructions

In addition to a **<u>complete</u>** application, the applicant must also provide:

- 1. Sixteen (16) copies of the completed application form and narrative
- 2. Ten (10) full size copies of the full plan set
- 3. Six (6) reduced 11X17 copies of the full plan set
- 4. One (1) electronic copy of the full application including plans
- 5. Narrative explaining project in detail
- 6. Certified abutters list (300 feet)
- 7. Site Plan Application Fee, \$500.00

***Site Plan Review will be scheduled for a Planning Board meeting AFTER all required materials are received and reviewed by the Town Planner. ***

NOTE: There are several sections to this application. F form before proceeding.

Please read the entire application

- 1. OWNER/PETITIONER: Alexandria Goldinak Address 50 Mountain Ave, Fitchburg, MA 01420 Telephone 973-202-6333 E-mail ali.goldinak21@outlook.com
- 2. AGENT FOR OWNER (if applicable): ______ Address______ Telephone______ E-mail_____

3. PLAN INFORMATION:

Plan Title:42 Park Street	
Revision Date: September 13th 2023	
Prepared By: Brian Marchetti, P.E; McCarty Engineering	
Address: 42 Tucker Drive, Leominster MA 01453	
Phone Number:978-534-1318	

REASON FOR SITE PLAN:

<u>×</u> Construction, alteration or expansion of, or change in use, within a municipal, institutional, commercial, industrial or multi-family structure.

<u>×</u> Construction or expansion of any parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or purpose involving five (5) or more new or additional parking spaces.

<u>×</u> Clearing or grading more than 10,000 sq. ft. of land, unless specifically exempt under Section 9.6 of the Ayer Zoning Bylaw.

_____ Any use requiring a special permit, except that where a single-family or twofamily dwellings require a special permit, site plan review shall not apply.

_____ All new commercial and industrial construction. *Last Revised: September 2018*

CHECK LIST FOR SUBMISSION

SITE PLAN INFORMATION REQUIRMENTS:

- X Proposed square footage of all proposed and existing buildings
- <u>x</u> Setback Limits
- <u>N/A</u> Hours of Operation
- <u>N/A</u> Number of Employees
- <u>x</u> Stormwater Report
- ____ Certified Abutter List
- ____X__Table containing area of new or existing buildings proposed and use
- <u>N/A</u> Seating capacity

PLAN REQUIRMENTS

General Information

X Date of Site Plan

X North Arrow

____X Title or name of project

X Locational information for the project

X_Owner of Record

<u>X</u> Plan Preparer

X Scale

<u>X</u> Locus Map

<u>X</u> Current Zoning

<u>X</u> Location of all buildings proposed and or existing

____X All buildings, property line and or wetland resource area setbacks

<u>X</u> Boundaries for lots, streets, easements, right-of-ways, ect.

Buildings, Structures, and Appurtenances

 \underline{X} Proposed use and location of all buildings, including proposed grades and structure height

X Layout of proposed buildings and structures, including elevations and architectural renderings.

<u>X</u> Exhibits to indicate the visual impact on the surrounding areas

X Any and all existing non-conformities.

<u>N/A</u> Detailed signage plans

Landscaping, Open Space, Drainage, Stormwater and Environmental Features

 $\frac{X}{X}$ Location and square footage of all existing and proposed impervious areas

<u>X</u> Location of all wetlands, water bodies, wells, one-hundred year storm flood elevation, and all other natural features including streams, drainage channels and other environmental features

<u>N/A</u> Any and all jurisdictional wetland resource areas

 $\underline{N/A}$ Location and description of proposed natural and manmade open space and recreational areas.

<u>N/A</u> Location and estimated yield of any groundwater aquifers and well head protection

N/A Estimated habitat areas

X ____ Any and all erosion control measures

<u>N/A</u> Location of nay hazardous materials

<u>N/A</u> Location of any proposed or existing above or underground storage tanks

<u>N/A</u> Location of any existing or proposed septic systems and leach fields

<u>N/A</u> Location of all soil boring and test pits

X Location and description of all stormwater managements systems

X ____ Detailed landscaping plan

Utilities

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_ Location of all proposed or existing utilities lines either above or under

ground

X Location of all proposed or existing utility poles

X Location of any fire alarm and terminal boxes

N/A Location of any and all fire hydrants

X Location of all proposed and or existing water and sewer lines

Vehicular Traffic, Circulation and Parking

N/A Traffic flow patter within the site

N/A Traffic impact statement

X Number and location of existing and proposed parking spaces

Pedestrian and Bicycle Circulation and Safety

<u>X</u> Location and dimensions of any existing or proposed sidewalks

N/A Location and dimensions of any existing or proposed bicycle path

N/A Location and rendering of any bicycle storage rack or areas.

N/A Any existing or proposed striping of pedestrian or bicycle lanes

Outdoor Lighting

<u>N/A</u> Details on all outdoor lighting

 $\frac{N/A}{2}$ Photometric plans for all outdoor lighting (Can be provided if needed)

6. ANY ADDITIONAL SUBMITTALS AS NEEDED

Apiloo SIGNATURE OF OWNER/PETITIONE 7.

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8. SIGNATURE OF AGENT FOR OWNER (if applicable)

Date

9. RECEIVED BY THE AYER TOWN CLERK: Date

42 Park Street Narrative

42 Park Street in Ayer is currently a 2 story 2 family home. Our plan for the property is to rehab the existing and add an addition to make it a 4 unit property (1 commercial and 3 residential units). To satisfy the zoning GB the commercial space will be the 1st floor and the 3 residential apartments will be on the second floor. The commercial space will be a servicing business (salon) and each residential apartment will be 2 bedrooms 1 bathroom that are approximately 800 SqFt each to satisfy the minimum square footage requirement of 750 SqFt. Parking lot will be added to fulfill parking requirements.

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