



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 **complete** 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.
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:

☒ Construction, alteration or expansion of, or change in use, within a municipal, institutional, commercial, industrial or multi-family structure.

☒ 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.

☒ 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 two-family dwellings require a special permit, site plan review shall not apply.

☐ All new commercial and industrial construction.

CHECK LIST FOR SUBMISSION

SITE PLAN INFORMATION REQUIREMENTS:

- X Proposed square footage of all proposed and existing buildings
- X Setback Limits
- X Identify Use
- N/A Hours of Operation
- N/A Number of Employees
- X Number of Parking Spaces
- X Stormwater Report
- X Certified Abutter List
- X Table containing area of new or existing buildings proposed and use
- N/A Seating capacity

PLAN REQUIREMENTS

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
- X Plan Preparer
- X Scale
- X Locus Map
- X Current Zoning
- X Location of all buildings proposed and or existing
- X All buildings, property line and or wetland resource area setbacks
- X Boundaries for lots, streets, easements, right-of-ways, ect.

Buildings, Structures, and Appurtenances

- 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.
- X Exhibits to indicate the visual impact on the surrounding areas
- X Any and all existing non-conformities.
- N/A Detailed signage plans

Landscaping, Open Space, Drainage, Stormwater and Environmental Features

- X Location and square footage of all existing and proposed impervious areas
- X 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
- N/A Any and all jurisdictional wetland resource areas
- N/A Location and description of proposed natural and manmade open space and recreational areas.
- N/A Location and estimated yield of any groundwater aquifers and well head protection
- N/A Estimated habitat areas
- X Any and all erosion control measures
- N/A Location of any hazardous materials
- N/A Location of any proposed or existing above or underground storage tanks
- N/A Location of any existing or proposed septic systems and leach fields
- N/A Location of all soil boring and test pits
- X Location and description of all stormwater managements systems
- X Detailed landscaping plan

Utilities

ground

- X Location of all proposed or existing utilities lines either above or under
- 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 patten within the site
- N/A Traffic impact statement
- X Number and location of existing and proposed parking spaces

Pedestrian and Bicycle Circulation and Safety


- X 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

- N/A Details on all outdoor lighting
- N/A Photometric plans for all outdoor lighting (Can be provided if needed)

6. ANY ADDITIONAL SUBMITTALS AS NEEDED

7. SIGNATURE OF OWNER/PETITIONER



Date

9/22/23

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.



Board of Assessors
Town Hall
1 Main Street
Ayer, MA 01432

Tel: (978) 772-8220 ext. 140
Email: assessor@ayer.ma.us

300' foot Abutters List Report
Date: 6/6/2023

Subject Property: 42 Park Street, A

Parcel	Physical Address	Owner1	Owner2	Mailing Address 1	Mailing Address 2	Community, State ZIP
26-17	42 PARK STREET	MANNONE FRANCIS		44 PARK STREET		AYER, MA 01432
Parcel ID	Physical Address	Owner1	Owner2	Mailing Address 1	Mailing Address 2	Community, State ZIP
26-16	44 PARK STREET	OWNER_1		OWNER_ADDRESS_1		OWNER, COMMUNITY OWNER, STATE OWNER, ZIP
19-30	63 PARK STREET	YUN SUN CHA	Owner 2	44 PARK STREET		AYER, MA 01432
26-21	16 PARK STREET	PARK PLEASANT LLC	TAE HO MUN	10 BEAVER DAM DRIVE PO BOX 36	PO BOX 36	WESTFORD, MA 01886
26-99	33 PARK STREET	BIKE REALTY LLC		72 SHARP STREET UNIT A7		HINGHAM, MA 02043
19-31	49 PARK STREET	LYNCH PATRICIA L		33 PARK ST		AYER, MA 01432
26-338	3 ANGARD LANE	LEE YEN-YING		10 EVERETT STREET		MALDEN, MA 02148
26-14	1 ANGARD LANE	TAYLOR RAYMOND J - TE	PAULA ANN TAYLOR	3 ANGARD LANE		AYER, MA 01432
26-15	0 BROOK STREET	TAGGART WALTER E - TE	YONG IN TAGGART	1 ANGARD LANE		AYER, MA 01432
19-17	54 PARK STREET	MANNONE FRANCIS		42 PARK STREET		AYER, MA 01432
26-337	3 ANGARD LANE	TOWN OF AYER		1 MAIN ST		AYER, MA 01432
26-2	52 PARK STREET	TAYLOR RAYMOND J - TE	PAULA ANN TAYLOR	3 ANGARD LANE		AYER, MA 01432
26-95	47 PARK STREET	HOLLAND HORACE N		52 PARK STREET		AYER, MA 01432
19-13	0 BROOK STREET	BUBBLE IT INC		PO BOX 448		AYER, MA 01432
26-1	3 BROOK STREET	MAXANT-SCHULZ RUTH L		17 TAFT STREET		AYER, MA 01432
26-7	10 BROOK STREET	HOLLAND HORACE N		52 PARK STREET		AYER, MA 01432
26-67	6 GROTON STREET	POUTRY MARTIN - TE	LAURI POUTRY	10 BROOK STREET		AYER, MA 01432
26-19	30 PARK STREET	SIX GROTON ST REALTY TRUST	RONALD J RAFFI - TR	170 KING STREET		AYER, MA 01432
26-12	2 ANGARD LANE	PMG NORTHEAST LLC		2800 TELESTAR COURT		LITTLETON, MA 01460
26-98	39 PARK STREET	ATWOOD TERANCE P	DOREEN J ATWOOD	2 ANGARD LANE		FALLS CHURCH, VA 22042
26-96	43 PARK STREET	SPENCER EDWARD J		11 ROBIN LANE		AYER, MA 01432
26-337	3 ANGARD LANE	MURILLO JOSE		43 PARK STREET		PEPPERELL, MA 01463
26-18	38 PARK STREET	TAYLOR RAYMOND J - TE	PAULA ANN TAYLOR	450 SOUTH ORANGE AVENUE SUITE 900	SUITE 900	AYER, MA 01432
26-13	8 BROOK STREET	NATIONAL RETAIL PROPERTIES LP		8 BROOK STREET		ORLANDO, FL 32801
26-100	25 PARK STREET	RENDE SALVATORE		25 PARK STREET		AYER, MA 01432
		TAGO RUTH J & ALICE HODGE - TR	PARK STREET NOMINEE TRUST			AYER, MA 01432

* The above list is a true copy of the records in the Town of Ayer Assessor's office for the last known names and addresses of owners of land abutting the the subject to MGL Chapter 40A Sec. 11 (300 feet).

Board of Assessors

Certified:

Samuel M. L...
Nicholas P. L...
Ruth Harant-Sch...