

# Site Plan Review Application

***91 Groton-Harvard Rd  
Ayer, MA***

***March 2024***

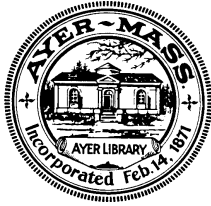
***Submitted to:  
Ayer Planning Board  
Ayer Town Hall  
1 Main Street  
Ayer, MA 01432***

***Submitted by:  
North Atlantic Concrete  
270 Ayer Rd, Unit 1  
Harvard, MA 01451***

***Prepared by:  
Goldsmith, Prest & Ringwall, Inc.  
39 Main Street, Suite 301  
Ayer, MA 01432***

***Project No:  
231083***





## PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

Tel: (978) 772-8218 | Fax: (978) 772-3017 | [Planning@Ayer.MA.US](mailto:Planning@Ayer.MA.US)

# **Ayer Planning Board** **Application for Site Plan Review**

### **Prior to the submission of this application:**

Applicant shall setup a Pre-Application meeting with the Town Planner and Building Commissioner prior to submitting for Site Plan Review. Meeting occurred on this date: 02/20/2024

Danny Ruiz                      02/20/2024  
Town Planner                      Date

Charles R. Shultz Jr.      02/20/2024  
Building Commissioner/Zoning      Date  
Enforcement Officer

### 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 emailed to the Town Planner.
5. Narrative explaining project in detail.
6. A copy of the deed and/or written authorization from Property Owner allowing submission of application.
7. Certified abutters list (300 feet)
8. Please refer to Planning Board Fee Schedule for Site Plan Application Fee.

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

*Last Revised: September 2023*

**1. PROPERTY OWNER INFORMATION:**

Owner/Petitioner: \_\_\_\_\_  
 Address: 270 Ayer Road, Unit 1, Ayer, MA \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**2. APPLICANT INFORMATION (if different than owner):**

Agent for Owner (if applicable): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**3. SITE INFORMATION:**

Project Address: \_\_\_\_\_  
 Map: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Zoning District(s): \_\_\_\_\_  
 Lot Size: \_\_\_\_\_  
 Current Use: \_\_\_\_\_  
 Wetlands on Property: YES \_\_\_\_\_ NO \_\_\_\_\_ Approximate SF: \_\_\_\_\_

**4. PLAN INFORMATION:**

Plan Title: \_\_\_\_\_  
 Revision Date: \_\_\_\_\_  
 Prepared By: \_\_\_\_\_  
 Address: 39 Main Street, Ayer, MA \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**5. BRIEF PROJECT DESCRIPTION:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**6. OTHER NECESSARY PERMIT(S):**

\_\_\_\_\_  
 \_\_\_\_\_

## **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**

<b>SITE PLAN INFORMATION REQUIRMENTS:</b>	<b>INCLUDED IN APPLICATION</b>
<b>Proposed square footage of all proposed and existing buildings</b>	
<b>Setback Limits</b>	
<b>Identify Use</b>	
<b>Hours of Operation</b>	
<b>Seating capacity</b>	
<b>Number of Employees</b>	
<b>Number of Parking Spaces</b>	
<b>Stormwater Report</b>	
<b>Certified Abutter List</b>	
<b>Table containing area of new or existing buildings proposed and use</b>	

**\*FOR ANY WAIVERS REQUESTED, PLEASE PROVIDE REASONING FOR REQUEST\***

PLAN REQUIREMENTS	INCLUDED IN APPLICATION	REQUESTING WAIVER*
<b>1. General Information:</b>		
a. Date of Site Plan		
b. North Arrow		
c. Title or name of project		
d. Locational information for the project		
e. Owner of Record		
f. Plan Preparer		
g. Scale		
h. Locus Map		
i. Current Zoning		
j. Location of all buildings proposed and or existing		
k. All buildings, property line and or wetland resource area setbacks		
l. Boundaries for lots, streets, easements, right-of-ways, ect.		
<b>2. Buildings, Structures, and Appurtenances</b>		
a. Proposed use and location of all buildings, including proposed grades and structure height		
b. Layout of proposed buildings and structures, including elevations and architectural renderings.		
c. Exhibits to indicate the visual impact on the surrounding areas		

d. Any and all existing non-conformities.		
e. Detailed signage plans		
<b>3. Landscaping, Open Space, Drainage, Stormwater and Environmental Features</b>		
a. Location and square footage of all existing and proposed impervious areas		
b. 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		
c. Any and all jurisdictional wetland resource areas		
d. Location and description of proposed natural and manmade open space and recreational areas.		
e. Location and estimated yield of any groundwater aquifers and well head protection		
f. Any and all erosion control measures		
g. Location of any hazardous materials		
h. Location of any proposed or existing above or underground storage tanks		
i. Location of any existing or proposed septic systems and leach fields		
j. Location of all soil boring and test pits		
k. Location and description of all stormwater managements systems		
l. Detailed landscaping plan		
<b>4. Utilities</b>		

a. Location of all proposed or existing utilities lines either above or under ground		
b. Location of all proposed or existing utility poles		
c. Location of any fire alarm and terminal boxes		
d. Location of any and all fire hydrants		
e. Location of all proposed and or existing water and sewer lines		
<b>5. Vehicular Traffic, Circulation and Parking</b>		
a. Traffic flow pattern within the site		
b. Traffic impact statement		
c. Number and location of existing and proposed parking spaces		
<b>6. Pedestrian and Bicycle Circulation and Safety</b>		
a. Location and dimensions of any existing or proposed sidewalks		
b. Location and dimensions of any existing or proposed bicycle path		
c. Location and rendering of any bicycle storage rack or areas.		
d. Any existing or proposed striping of pedestrian or bicycle lanes		
<b>7. Outdoor Lighting</b>		
a. Details on all outdoor lighting		
b. Photometric plans for all outdoor lighting		

6. SIGNATURE: Limhuot Tiv AS AGENT OF OWNER/APPLICANT 3/28/24  
(owner) Date

7. SIGNATURE: Limhuot Tiv 3/28/24  
(Applicant if different from owner) Date

8. TOWN PLANNER SIGNATURE: \_\_\_\_\_  
(signature) Date

9. TOWN CLERK SIGNATURE: \_\_\_\_\_  
(Signature) Date





March 28, 2024

Town of Ayer Planning Board  
1 Main Street  
Ayer, MA 01432

**Subject:        Site Plan Review Application  
                    91 Groton-Harvard Road,  
                    Map 13, Parcel 8  
                    Ayer, MA 01432**

Dear Board Members:

On behalf of our client, North Atlantic Concrete, GPR hereby submits the attached application for a Site Plan Review application for a commercial redevelopment project located at 91 Groton-Harvard Road, Map 13, Parcel 8. The purpose of this Site Plan Review application is to redevelop a portion of the existing commercial site by razing the existing building and constructing a new commercial building with associated parking & access, utility service connections, and stormwater management system.

### **Existing Conditions**

The subject property contains approximately 183,585± SF (4.2± AC), known as Map 13 parcel 8 under the Ayer Assessors Department. The subject property is currently zoned under RA-1 and is serviced by Town water and an existing onsite subsurface sewage disposal system. Approximately 2/3 of the subject site on the western portion is an existing developed area with general commercial mixed uses, while the remaining 1/3 is undisturbed wooded area on the eastern portion of the subject site. The subject site is located south of the abutting the Ayer Transfer Station, west of the abutting a large network of wetland area surrounding the Upper Flannegan Pond, and north of the abutting wooded conservation land. The disturbed portion of the project site is generally surrounded by trees, acting as natural screening to the surrounding area, and is approximately 300 FT away from the existing network of wetland area east of the subject site.

There is an existing building on site that was constructed sometime in the late 1960s-early 1970s according to the construction record plan of the existing water main in the Groton-Harvard Road right-of-way. The existing building is located approximately 75 FT away from the Groton-Harvard Road street line and surrounded by a large paved/gravel footprint that is currently being used for general commercial access and exterior storage. There are two existing driveway accesses located north and south of the existing building on site. Throughout decades of its existence, the existing building/site has maintained various commercial mixed uses that predate the establishment and adoption of the Town of Ayer Zoning Bylaws.

**Goldsmith, Prest & Ringwall, Inc.**

The existing building currently functions as a business office, with some interior storage within the building and exterior storage for a handful of businesses renting the space. All current businesses on site do not typically have visiting customers, and function only during typical business operating hours, weekdays from 7AM – 5PM.

### **Proposed Conditions**

The application currently operates their concrete business out of the existing building/site. As part of the normal business operation, they require a lot of area to store equipment, concrete forms, drying area and etc. The Applicant is proposing to raze the existing building and construct a new commercial building, paved driveway entrances and parking areas, and an onsite subsurface sewage disposal system, while maintaining the same existing mixed uses and providing the proposed interior storage for their current business. The proposed commercial building is approximately 12,000± SF, of which approximately 4,000 SF shall be allocated for business office use and 8,000 SF shall be allocated for interior storage with two loading bays. 16 onsite parking spaces shall be provided in accordance with the allocated building areas with their own associated uses (See Parking Computations). 10 parking spaces are located within the paved parking area north of the proposed building, two of which are designated handicap spaces closest to the paved walkway for building egress. The remaining 6 parking spaces are located within the paved parking area south of the proposed building.

The redevelopment of the project site will generally maintain the existing trees/shrubs surrounding the disturbed portion of the site, while providing some new landscape plantings in front of the new building. Driveway entrances will generally remain at similar locations but have been adjusted to accommodate the new building and parking areas. Although the proposed building may provide more space for office and interior storage use, the Applicant does not anticipate more onsite personnel / employees that would be coming and leaving the site on a daily basis than the current condition and existing businesses renting interior and exterior storage space will remain the same, therefore onsite traffic patterns will generally remain the same (See Site Plan Review Submission Waiver Request).

Onsite drainage design has been provided to collect, treat, and recharge stormwater runoff to be in full compliance with the Massachusetts Stormwater Management Standards. The proposed drainage design will also meet the Ayer Stormwater Management Regulations for the redevelopment portion of the project site (See Stormwater Management Report and Stormwater Management Waiver Request).

The existing subsurface sewage disposal system shall be removed, and a new septic system will be provided. Other existing utility services shall be removed/replaced in accordance with the utility's owner requirements. Site lighting is limited to wall mounted light fixtures that are mounted to the exterior wall of the proposed building with automatic shut-off function as operating hours for the existing businesses are generally during the daytime.

The existing gravel area located at the back of the existing disturbed portion of the project site will generally remain unchanged, except for minor grading adjustment to tie into proposed grading for the redevelopment. This existing gravel area is generally used for exterior storage and said use shall remain unchanged.

As part of the pre-application procedure, GPR had met with the Town Planner (Danny Ruiz) and Building Commissioner (Charles R. Shultz Jr.) to discuss the project on February 20<sup>th</sup>, 2024. Feedbacks received based on the early concepts of the proposed development have been considered/incorporated within this formal application.



March 20, 2024

Town of Ayer Planning Board  
1 Main Street  
Ayer, MA 01432

**Subject: Site Plan Review Submission Waiver Request  
91 Groton-Harvard Road,  
Map 13, Parcel 8  
Ayer, MA 01432**

Dear Board Members:

On behalf of our client, North Atlantic Concrete, we respectfully request the following waivers from the Town of Ayer Site Plan Review application:

**3.I Landscaping, Open Space, Drainage, Stormwater and Environmental Features – Detailed landscaping plan:**

Requested: Waive a detailed landscaping plan within site plan application.

Reason: The proposed planting on site is limited to shrubs in front of the proposed commercial building. (See Sheet C4.1 and C6.1) The redevelopment of the project site will generally maintain the existing trees/shrubs that are acting as natural landscape buffer/screening surrounding the previously disturbed portion of the site.

**5.b Vehicular Traffic, Circulation and Parking - Traffic impact statement:**

Requested: Waive for traffic impact statement details within site plan application.

Reason: Although the proposed building may provide more space for office and interior storage use, the Applicant does not anticipate more onsite personnel / employees that would be coming and leaving the site on a daily basis than the current condition and existing businesses renting interior and exterior storage space will remain the same, therefore onsite traffic patterns will generally remain the same.

**Goldsmith, Prest & Ringwall, Inc.**

**7.b Outdoor Lighting – Photometric plans for all outdoor lighting:**

Requested: Waive Photometric plans for all outdoor lighting within site application.

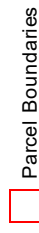
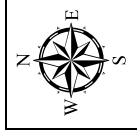
Reason: Site lighting is limited to wall mounted light fixtures that are mounted to the exterior wall of the proposed building with automatic shut-off function as operating hours for the existing businesses are limited to weekdays from 7AM – 5PM, therefore a Photometric plan would be unnecessary.

# APPENDIX

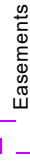
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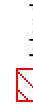
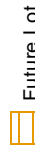
# MRMapper WebMap



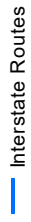
## Other Legal Features



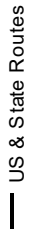
## Miscellaneous Features



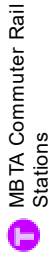
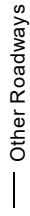
## Interstate Routes



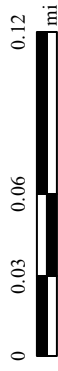
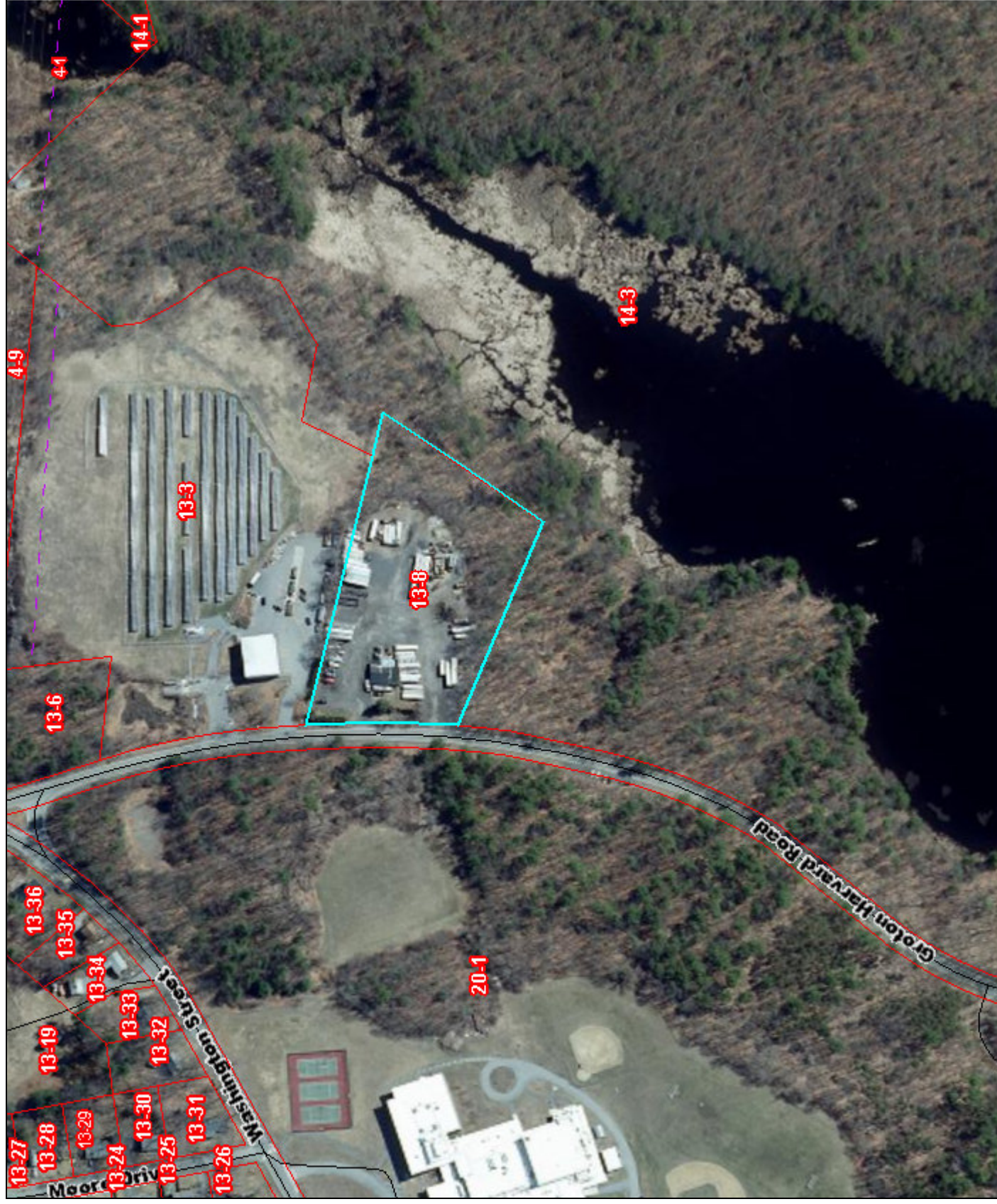
## US & State Routes



## Other Roadways



## Active Rail Lines



DISCLAIMER: The Assessor's data were developed for tax valuation purposes only and are not derived from legal surveys or legal descriptions. The Town of Ayer & the MRPC explicitly disclaims any representations and warranties as to the accuracy, timeliness, or completeness of the Assessor's data. The Assessor's data were created from multiple Town, County, State and Federal sources, and such sources could contain errors. The Assessor's data should not be used for any purpose requiring exacting measurement of distance or direction. In no event will the Town of Ayer, the MRPC, or their officers or employees be liable for any losses or damages that might arise from the use of the Assessor's data. The Town of Ayer & the MRPC shall assume no liability for any decisions made or actions taken or not taken by the user of this data.

# National Flood Hazard Layer FIRMette



71°34'38"W 42°34'17"N

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)  
*Zone A, V, AE9*

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

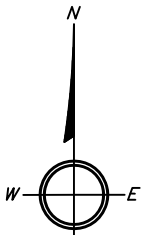
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/28/2023 at 5:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 1:6,000 Feet

71°34'17"W 42°33'50"N

Basemap Imagery Source: USGS National Map 2023



**GPR**

**Engineering Solutions  
for Land & Structures**

**GOLDSMITH, PREST & RINGWALL, INC.**

39 MAIN STREET, SUITE 301, AYER, MA 01432  
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING  
VOICE: 978.772.1590 FAX: 978.772.1591  
[www.gpr-inc.com](http://www.gpr-inc.com)

91 GROTON-HARVARD ROAD  
AYER, MA

**SITE AERIAL**

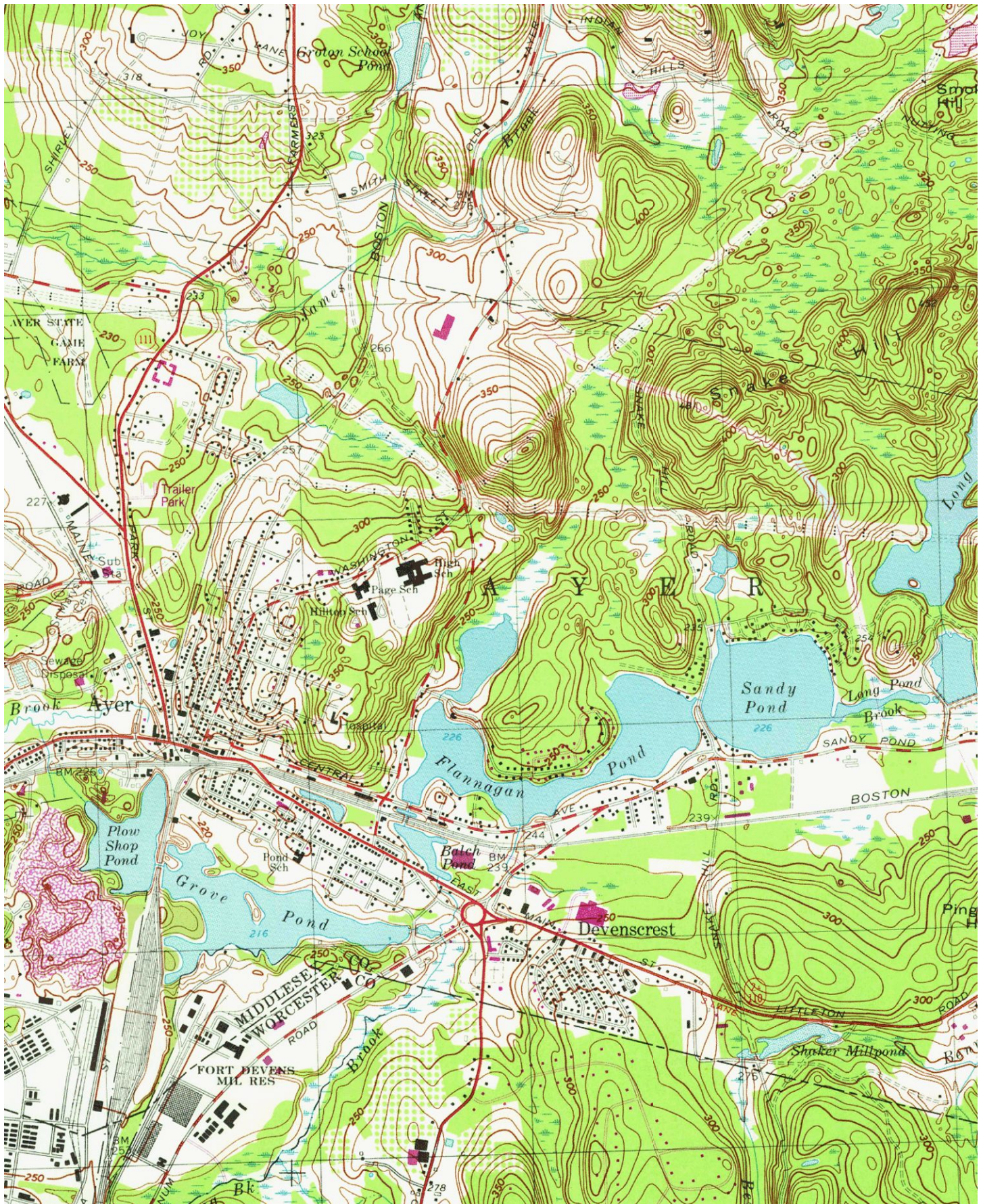
JOB: 231083

BY: LT | CHK: LT

DATE: MARCH 2024

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Mercator Projection

WGS84

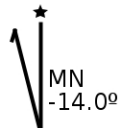
UTM Zone 19T



0.5 1.0 1.5 2.0 2.5 km

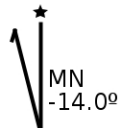
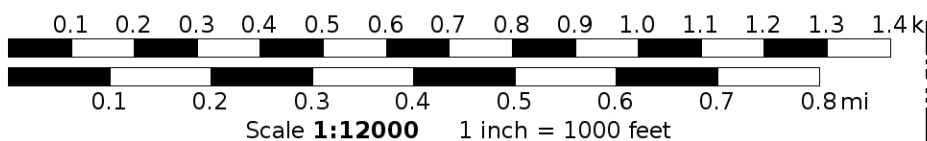
0.5 1.0 1.5 mi

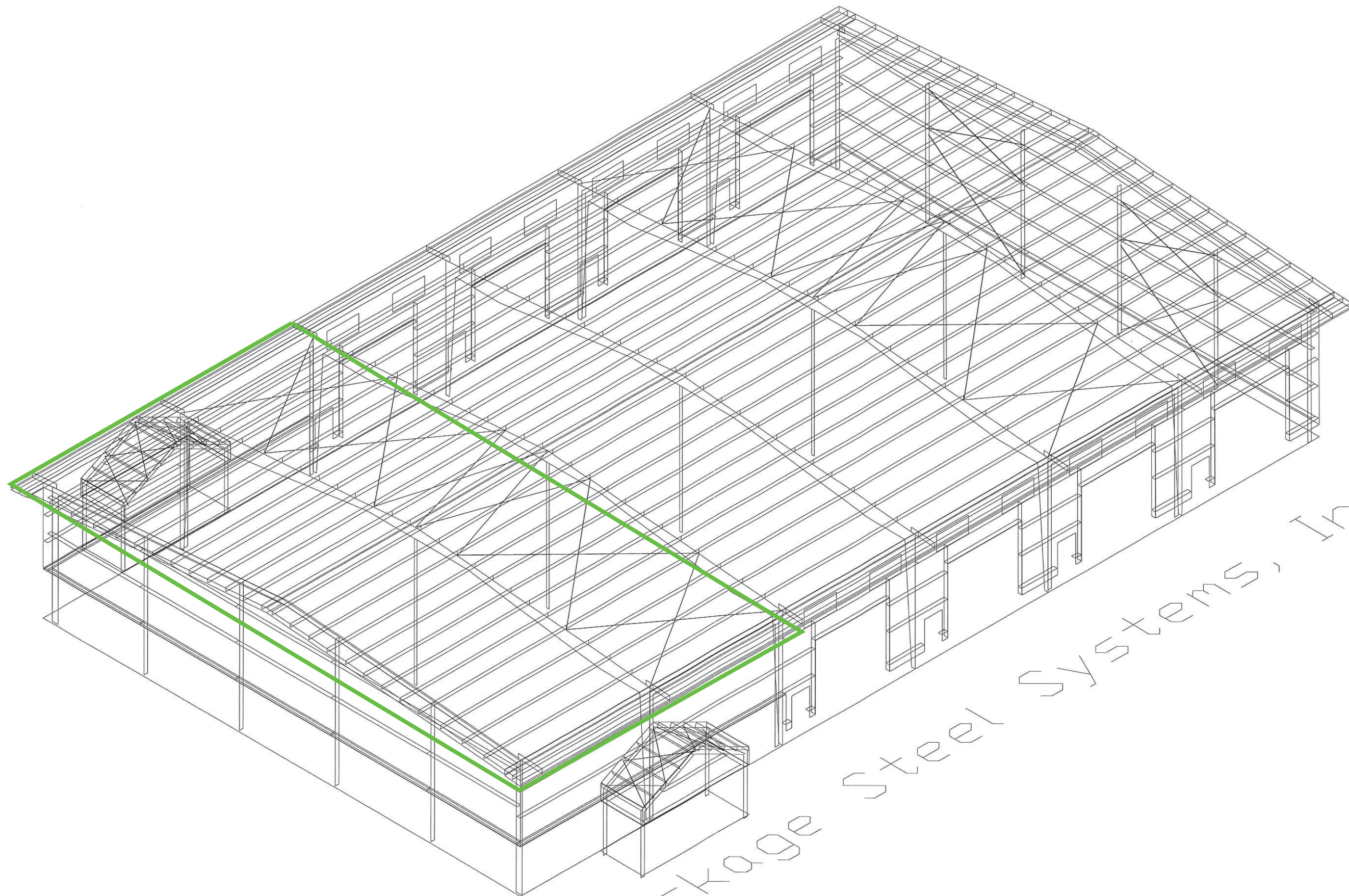
Scale 1:24000  
1 inch = 2000 feet





Mercator Projection  
WGS84  
UTM Zone 19T  
 CALTOPO



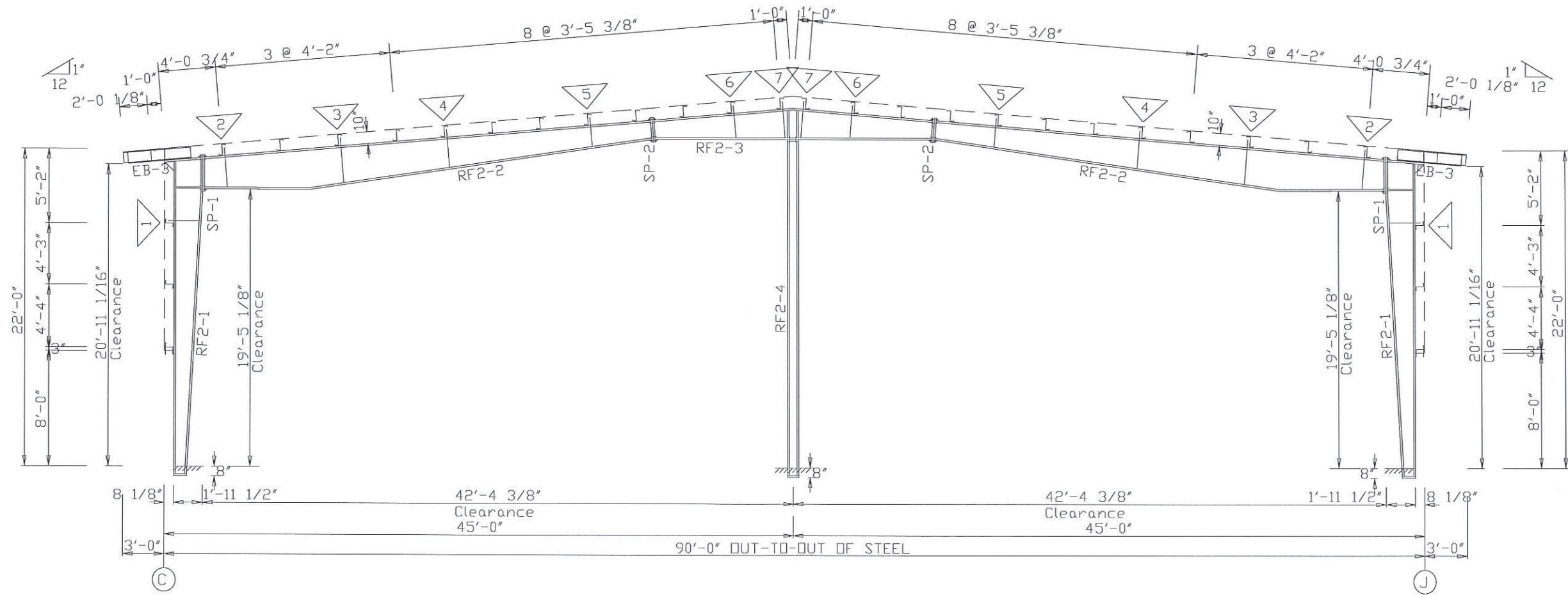


Package Steel Systems, Inc.

SPLICE BOLT TABLE							CAP PLATE BOLTS				
Mark	Qty		Top	Bot	Int	Type Dia Length	Mark	Qty	Type Dia Length		
SP-1	4	4	0			A325 3/4" 2 1/4"	RF2-4	4	A325 5/8" 2"		
SP-2	4	4	0			A325 7/8" 2 1/2"					

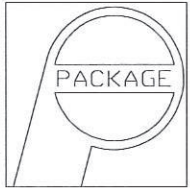
FLANGE BRACE TABLE						
▽ ID	MARK	LENGTH	SIDES	DETAIL	CLIP1	CLIP2
1	FB29.5A	2'-5 1/2"	1	G26	CL 208	CL 200
2	FB41.1A	3'-5 1/8"	1	G26	CL 210	CL 200
3	FB44.1A	3'-8 1/8"	2	G26	CL 210	CL 200
4	FB40.9A	3'-4 7/8"	1	G26	CL 210	CL 200
5	FB26.6A	2'-2 5/8"	1	G26	CL 210	CL 200
6	FB27.9B	2'-3 7/8"	1	G26	CL 210	CL 200
7	FB30.1A	2'-6 1/8"	2	G26	CL 210	CL 200
FBxA - 1-1/2"x1-1/2"x1/8"						
FBxB - 2"x2"x1/8"						
FBxC - 2-1/2"x2-1/2"x3/16"						

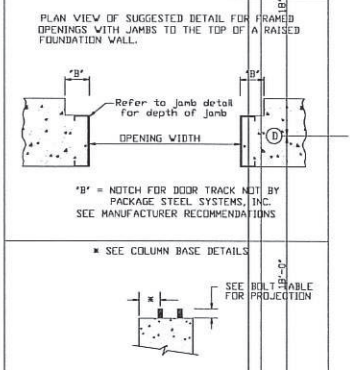
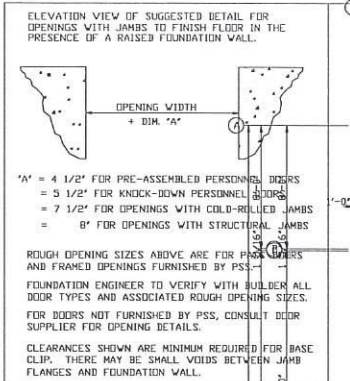
MEMBER TABLE								
Mark	Weight	Web Depth		Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length	
		Start/End	Thick	Length				
RF2-1	611	8.0/23.0	0.188	240.0		8 x 1/4" x 261.9	8 x 1/4" x 237.2	
RF2-2	1804	23.0/23.0	0.188	23.8		8 x 1/4" x 31.4		
		23.0/31.0	0.250	91.1		8 x 5/8" x 83.1	8 x 1/4" x 91.4	
		31.0/16.5	0.250	240.0		8 x 1" x 303.4	8 x 5/16" x 234.4	
RF2-3	860	16.5/13.0	0.188	57.4			8 x 3/8" x 63.5	
		13.1/23.0	0.250	120.9		8 x 5/16" x 121.3	8 x 1/2" x 239.5	
RF2-4	749	23.0/13.1	0.250	120.9		8 x 5/16" x 121.3		
EB-3	54	W8X31						
		W10X12						



RIGID FRAME ELEVATION: FRAME LINE 4 7 8 9 10

PACKAGE STEEL SYSTEMS, INC.		North Atlantic Concrete	
PROJECT	North Atlantic Concrete	FRAME CROSS SECTION	
ID	q2311-0260	PRELIMINARY - NOT FOR CONSTRUCTION	
PROJECT		CSR:---	
ADDRESS	Ayer, MA 01432	DATE:11/20/23	DRAWING: FRXS-2

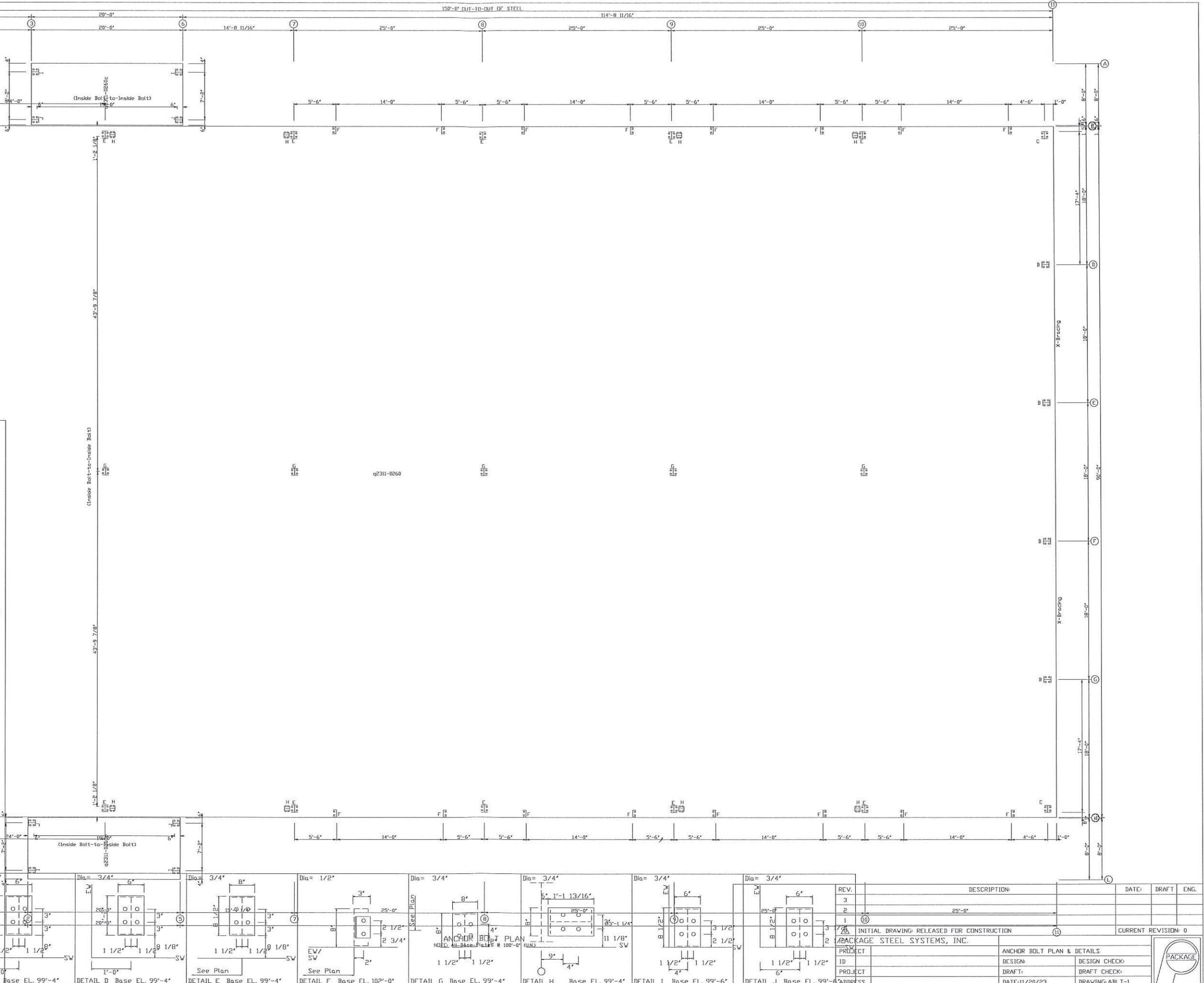




GENERAL NOTES

1. PACKAGE STEEL SYSTEMS, INC. / NORTHERN BUILDING SYSTEMS, INC. IS THE METAL BUILDING MANUFACTURER FOR THIS PROJECT, HEREIN AFTER REFERRED TO IN THE NOTES AS THE "MBM".
2. THE ANCHOR ROD SETTINGS SHOWN ON MBM'S DRAWINGS NOT ONLY INDICATE WHERE THE ANCHOR RODS ARE TO BE PLACED, BUT ALSO THE FOOTPRINT OF THE BUILDING. THESE DRAWINGS ARE TO BE CLOSELY COORDINATED WITH THE FOUNDATION DESIGNER AND/OR ARCHITECTURAL PLANS. IT IS ESSENTIAL THAT THESE BOLT PATTERNS BE FOLLOWED. HOWEVER, IN THE EVENT THAT THESE SETTINGS DIFFER FROM THE FOUNDATION DESIGNER AND/OR ARCHITECTURAL PLANS, MBM MUST BE CONTACTED IMMEDIATELY, BEFORE CONCRETE IS PLACED.
3. UNLESS OTHERWISE SPECIFIED ON THE BUILDING PURCHASE ORDER, ANCHOR RODS, NUTS, PLATE WASHERS AND ANY OTHER EMBEDDED ITEMS ARE TO BE FURNISHED BY THE CONTRACTOR. IF THIS IS NOT THE CASE, FOUNDATION ENGINEER MUST PROVIDE MBM WITH THE LENGTH OF EMBEDMENT (MINIMUM AND MAXIMUM), END CONDITION (HEADED BOLT, SINGL NUT, NUT WITH PLATE, ETC.), THREAD LENGTH, AND MATERIAL SPECIFICATION FOR EACH COLUMN LOCATION. MBM WILL NOT ORDER ANCHOR RODS WITHOUT WRITTEN APPROVAL FROM THE OWNER'S FOUNDATION ENGINEER.
4. WHEN SHOWN, VALUES GIVEN FOR BENDS AND ANCHOR BOLT TOTAL LENGTHS ARE SUGGESTED LENGTHS ONLY. IT IS THE RESPONSIBILITY OF THE FOUNDATION ENGINEER TO DETERMINE THESE VALUES SINCE THEY ARE A FUNCTION OF CONCRETE STRENGTH AS WELL AS OTHER FACTORS.
5. THE ANCHOR ROD LOCATIONS SHOWN ON MBM'S DRAWINGS SATISFY PERTINENT REQUIREMENTS FOR THE DESIGN OF THE MATERIALS SUPPLIED BY MBM. PLEASE NOTE THAT THESE REQUIREMENTS MAY NOT SATISFY ALL ANCHOR ROD CONCRETE EDGE DISTANCE REQUIREMENTS DEPENDING ON THE DETAILS OF THE FOUNDATION DESIGN. IT IS THE RESPONSIBILITY OF THE QUALIFIED DESIGN PROFESSIONAL DESIGNING THE FOUNDATION TO MAKE CERTAIN THAT SUFFICIENT CONCRETE EDGE DISTANCE IS PROVIDED FOR THE ANCHOR RODS IN THE DETAILS OF THE FOUNDATION DESIGN.
6. THIS DRAWING IS NOT TO SCALE. USE DIMENSIONS SHOWN ON PLAN AND IN DETAILS. COLUMN LOCATIONS AND ORIENTATION ARE BASED ON STANDARD MBM'S SPECIFICATIONS AND ARE BASED ON INFORMATION FURNISHED.
7. UNLESS NOTED OTHERWISE, MBM FINISHED FLOOR GRADE/ELEVATION= 100'-0". CONTRACTOR IS RESPONSIBLE FOR CONVERTING MBM'S GRADE / ELEVATION INDICATED TO OTHER CONTRACT DOCUMENT REFERENCE ELEVATIONS.
8. FOUNDATION MUST BE SMOOTH AND LEVEL WITH ANCHORS ACCURATELY LOCATED AND PLACED AS SHOWN ON THIS DRAWING. THE USE OF TEMPLATES ARE RECOMMENDED. TEMPLATE POSITION FOR EACH ANCHOR ROD SETTING PATTERN SHOULD BE VERIFIED PRIOR TO CONCRETE PLACEMENT. ALL ANCHOR RODS SHALL BE SET PLUMB WITH NUTS LEVEL. THE BUILDER IS RESPONSIBLE FOR ANCHOR ROD PLACEMENT PER AISC "CODE OF STANDARD PRACTICE", SECTION 7.5. VARIATIONS IN PLACEMENT ARE SUMMARIZED BELOW:
  - a. CENTERS OF ANY TWO A.R.'S WITHIN A COLUMN BASE GROUP +/- 1/8"
  - b. CENTERS OF ADJACENT ANCHOR ROD GROUPS +/- 1/4"
  - c. VERTICAL VARIATION OF TOPS OF A.R.'S +/- 1/8"
  - d. HORIZONTAL VARIATION IN LOCATION OF EACH A.R. CENTERLINE AT ANY LOCATION ALONG ITS PROJECTION ABOVE CONCRETE:
    - 1. C +/- 1/4" FOR A.R.'S 3/4" AND 1"
    - 2. C +/- 3/8" FOR A.R.'S 1", 1 1/4" AND 1 1/2"
  - e. ACCUMULATED DIMENSION BETWEEN CENTERS OF A.R. GROUPS ALONG COLUMN LINE +/- 1/4" PER 100 FEET, NOT TO EXCEED 1" TOTAL
  - f. DIM. FROM CL. OF ANY A.R. GROUP FROM COLUMN LINE +/- 1/4"
9. THE MINIMUM ANCHOR ROD PROJECTION SHOWN IS FROM THE TOP OF THE CONCRETE FOUNDATION. THIS DIM. INCLUDES THE BASE PLATE THICKNESS, ONE FLAT WASHER AND ONE NUT. WHEN INDICATED, ADDITIONAL SPACE BETWEEN THE TOP OF FOUNDATION AND COLUMN BASE PLATE FOR LEVELING PLATE AND GROUT (FURNISHED BY OTHERS) HAS BEEN INCLUDED IN DETERMINING THE ANCHOR ROD PROJECTION SHOWN.
10. BUILDING HAS BEEN DESIGNED FOR FRAMED OPENINGS (JAMBS TO FOUNDATION) AS SHOWN. OVERHEAD DOOR OPENINGS IN RAISED FOUNDATION WALL SHOWN ARE FOR JAMBS ATTACHED TO THE FOUNDATION FOR JAMBS EXTENDING TO FLOOR GRADE, ADD DIMENSION SHOWN TO O.H. DOOR SIZE.
11. BUILDING COLUMN BASE PLATES ARE ASSUMED TO REST DIRECTLY ON THE CONCRETE SLAB OR CONCRETE PEDESTAL. THE USE OF GROUT PADS BETWEEN THE SLAB OR PEDESTAL IS NOT A COMBING PRACTICE IN THE BUILDING INDUSTRY. HOWEVER, IF THE BASE PLATE CANNOT SIT FLUSH ON TOP OF THE CONCRETE, THEN GROUTING MAY BE REQUIRED.
12. PRIOR TO GROUTING, COLUMN BASES MAY BE ELEVATED BY UTILIZING NUTS ON THE ANCHOR RODS ON THE UNDERSIDE OF THE COLUMN BASE OR USING SHIMS / LEVELING PLATES TO ELEVATE BASE AT THE PROPER CLEARANCE. IN EITHER CASE, THE COLUMN BASE MUST BE FULLY GROUTED UTILIZING NON-SHRINK GROUT, HAVING A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI. ALL GROUT MUST BE FULLY COMPACTED UNDER THE BASE PLATE TO ELIMINATE ANY Voids AND PROVIDE THE COLUMN UNIFORM BEARING ON THE ENTIRE GROUT BED. GROUTING AND / OR INSPECTION IS NOT THE RESPONSIBILITY OF MBM.
13. UNLESS OTHERWISE SPECIFIED IN THE BUILDING ORDER, LEVELING PLATES / NUTS ARE NOT BY MBM.
14. UNLESS OTHERWISE SPECIFIED, ANCHOR RODS ARE TO BE STUBBED AND DETAILED AS "CAST-IN-PLACE" ANCHOR RODS WITH "SNUG-TIGHT" CONDITIONS. ALL COLUMNS ARE TO BE POSITIONALLY ATTACHED TO THE SUPPORTING CONCRETE FOUNDATION WITH NUTS TIGHTENED TO THE ANCHOR RODS. THE METHOD OF DETERMINING FOR A "SNUG-TIGHTENED" SHALL BE DETERMINED BY OTHERS. ANCHOR ROD NUTS MAY LOOSEN WHILE THE BUILDING IS BEING ERECTED. ANCHOR RODS SHALL BE CHECKED AND RETIGHTENED IN ACCORDANCE WITH THE SELECTED TIGHTENING METHOD AFTER THE BUILDING HAS BEEN ERECTED.

DETAIL A Base EL. 99'-4" DETAIL B Base EL. 99'-4" DETAIL C Base EL. 99'-4" DETAIL D Base EL. 99'-4" DETAIL E Base EL. 99'-4" DETAIL F Base EL. 102'-0" DETAIL G Base EL. 99'-4" DETAIL H Base EL. 99'-4" DETAIL I Base EL. 99'-6" DETAIL J Base EL. 99'-6"



REV.		DESCRIPTION	DATE	DRAFT	ENG.
1	3	INITIAL DRAWING RELEASED FOR CONSTRUCTION			
2	10	PACKAGE STEEL SYSTEMS, INC.			
3	7/2	ANCHOR BOLT PLAN & DETAILS			
4	1	DESIGN			
5	1	DRAFT			
6	1	DATE: 11/20/23			
7	1	DRAWING: ABT-1			





February 12, 2024

**Subject: 91 Groton-Harvard Road,  
Ayer, MA 01432  
Map: 13 Parcel: 8**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed improvements at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

 - Matthew Thoin

29 Harvard Road, LLC  
P.O. Box 454  
Ayer, MA 01432

Copy: Goldsmith, Prest & Ringwall, Inc.  
Project #231083



## **Notification to Abutters**

In accordance with the Town of Ayer's Site Plan Application procedure, you are hereby notified of a Site Plan application being filed with the Town of Ayer's Planning Board for the subject property as shown below:

Date of Public Hearing Meeting: 04/23/2024

Name of Applicant: North Atlantic Concrete

Address of property where activity is proposed: 91 Groton-Harvard Road (Map 13, Parcel 8)

Explanation of activity: The project proposes to raze the existing commercial building and  
constructing a new commercial office with interior storage space and associated parking areas, utility connections,  
onsite septic system, on site drainage system, while maintain its existing commercial mixed use features.

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Copies of the complete application are available at the Ayer Town Hall/Clerk's Office  
Monday thru Friday from 8:30 AM to 5:00 PM

Information regarding the Public Hearing  
will be posted in a local newspaper and at the Ayer Town Hall



## TOWN OF AYER

### REQUEST FOR CERTIFIED LIST OF ABUTTERS

THE FEE FOR PREPARING THE LIST IS \$35.00

Applicant: SUSAN DURANT Name of Firm: GOLDSMITH, PREST & RINGWALL, INC.

Address: 39 MAIN ST, Suite 301, AYER, MA 01432

Contact Phone #: 978-772-1590

**Request abutters list for:**

Owner Name: NORTH ATLANTIC CONCRETE

Property Location: 91 GROTON HARVARD ROAD

Parcel ID: 13-8

Date you need the list by: ASAP \*Please email when available to: RECEPTION@gpr-inc.com

The Assessors' Office will generate & certify the requested **abutters list**, for the appropriate boards. Please check the appropriate departments.

Planning Board	<input checked="" type="checkbox"/>	Ch 40A Sec 11 (300 feet)
" "	<input type="checkbox"/>	Ch 41 Sec 81T (ANR) (applicant & abutters)
Board of Appeals	<input checked="" type="checkbox"/>	Ch 40A Sec 11 (300 feet)
Conservation Comm	<input type="checkbox"/>	Ch 131 Sec 40 (100 feet)
Select Board	<input type="checkbox"/>	Ch 138 Sec 12, 15A (Liquor License)
		(immediate abutters & if near any church,
		school or hospital within 500 feet)
Board of Health	<input type="checkbox"/>	Ch 40A Sec 11 (300 feet) (aquifer
		protection)
Other	<input type="checkbox"/>	

**\*Mailing labels will be provided.**

NOTICE: The Assessor's Office has 10 BUSINESS DAYS to act on a request for abutter's list. We will make every effort to process your request as quickly as possible and WE will notify you by telephone when the list is ready for pick up.



Subject Property:

Parcel	Physical Address	Owner1	Owner2	Mailing Address 1	Mailing Address 2	Community, State ZIP
13-8	91 GROTON HARVARD ROAD	BURNHAM ANDREW W - TE	PAULINE BURNHAM	52 FLETCHER STREET		AYER, MA 01432

Abutters:

Parcel	Physical Address	Owner1	Owner2	Mailing Address 1	Mailing Address 2	Community, State ZIP
20-1	115 WASHINGTON STREET	TOWN OF AYER		1 MAIN ST		AYER, MA 01432
13-3	0 GROTON HARVARD ROAD	TOWN OF AYER		1 MAIN ST		AYER, MA 01432
14-3	0 GROTON HARVARD ROAD	TOWN OF AYER		1 MAIN ST		AYER, MA 01432

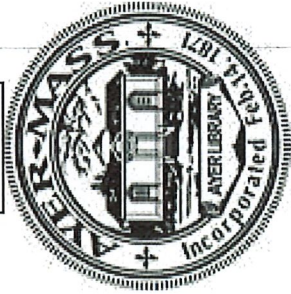
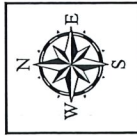
\* The above list is a true copy of the records in the Town of Ayer Assessor's office for the last known names and addresses of owners of land abutting the the subject to MGL Chapter 40A Sec. 11.

Certified:

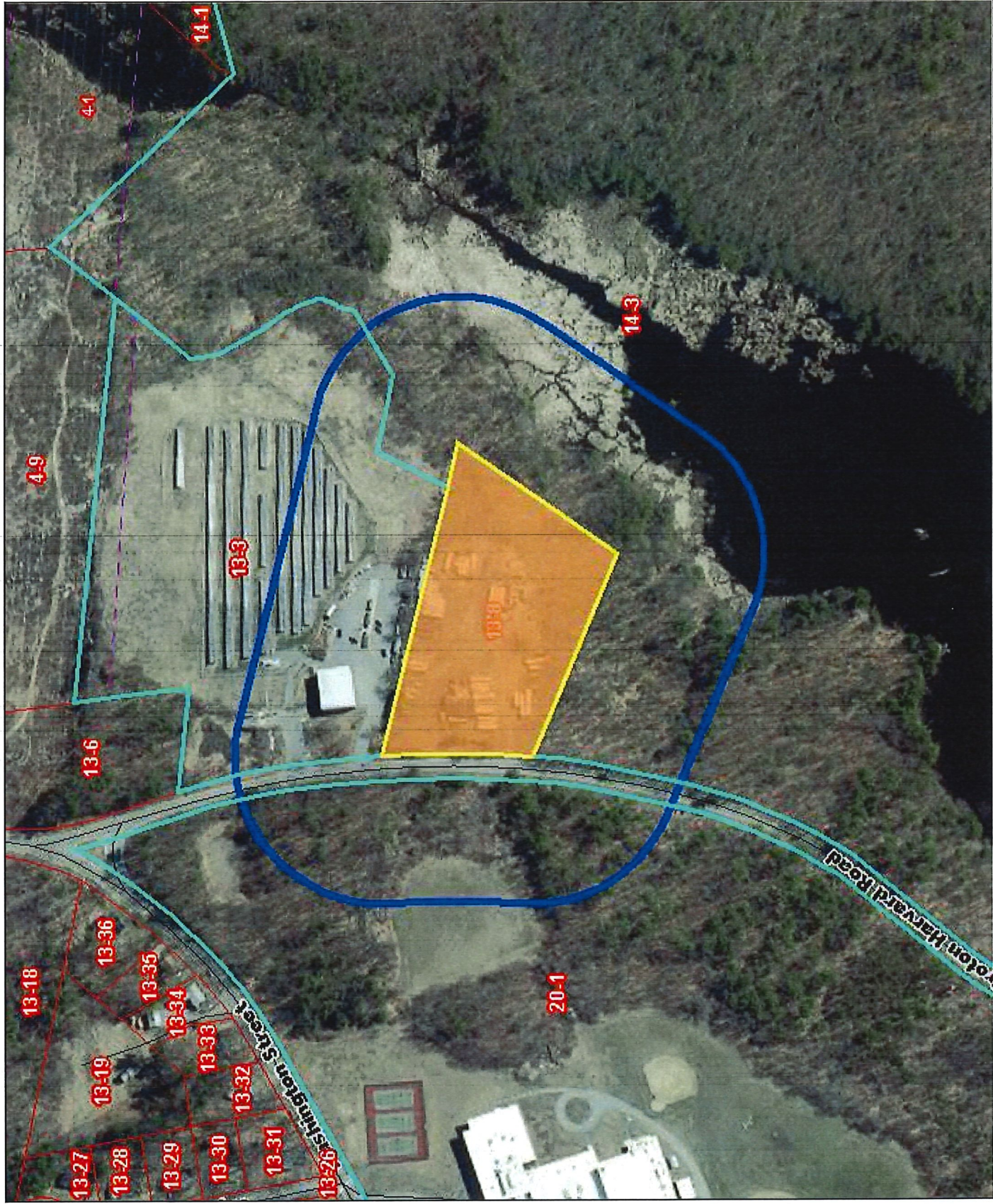
Board of Assessors

*James P. Lacey*  
*Nicholas P. Lacey*  
*Ruth Harant-Schiff*

# MRMapper WebMap



- Parcel Boundaries
- Other Legal Features**
  - Easements
- Miscellaneous Features**
  - Former Shore
  - Future Lot
  - Island
  - Traffic Island
  - Water
- MRPC Communities
- Surrounding Communities
- Interstate Routes**
  - Interstate Routes
- US & State Routes**
  - US & State Routes
- Other Roadways**
  - Other Roadways
- MBTA Commuter Rail Stations**
  - MBTA Commuter Rail Stations
- Active Rail Lines**
  - Commuter Rail Line
  - Other Active Rail Lines



DISCLAIMER: The Assessor's data were developed for tax valuation purposes only and are not derived from legal surveys or legal descriptions. The Town of Ayer & the MRPC explicitly disclaims any representations and warranties as to the accuracy, timeliness, or completeness of the Assessor's data. The Assessor's data were created from multiple Town, County, State and Federal sources, and such sources could contain errors. The Assessor's data should not be used for any purpose requiring exacting measurement of distance or direction. In no event will the Town of Ayer, the MRPC, or their officers or employees be liable for any losses or damages that might arise from the use of the Assessor's data. This Town of Ayer & the MRPC shall assume no liability for any losses or damages that might arise from the use of the Assessor's data.

**MRMapper**



Middlesex South Registry of Deeds  
Electronically Recorded Document

This is the first page of the document - Do not remove

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Recording Information

Document Number	: 52611
Document Type	: DEED
Recorded Date	: May 22, 2023
Recorded Time	: 10:34:23 AM
Recorded Book and Page	: 81557 / 267
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2912275
Recording Fee (including excise)	: \$4,715.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 05/22/2023 10:34 AM  
Ctrl# 374946 23173 Doc# 00052611  
Fee: \$4,560.00 Cons: \$1,000,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

## QUITCLAIM DEED

I, PAULINE BURNHAM, being widowed, of 52 Fletcher Street, in Ayer, Middlesex County, Commonwealth of Massachusetts,

For Consideration paid and in full consideration of One Million (\$1,000,000.00) Dollars,

Do hereby set over, convey and GRANT to

GROTON HARVARD RD, LLC, a Massachusetts limited liability company having an address of 21067 S. Bedford Street, Suite 400W #125, Burlington, MA 01803

with Quitclaim Covenants

The land with all buildings and improvements thereon in said Ayer, Massachusetts, on the easterly side of the Groton-Harvard Road, bounded and described as follows:

BEGINNING at the southwest corner of the land where the land of Thelma Erskine meets the aforementioned Groton and Harvard Road;

THENCE north along said road twenty (20) rods, more or less, to a stake and stones at the land formerly of William E. Wheeler, now of the Town of Ayer;

THENCE easterly along the last-named land about forty (40) rods to a stake and stones at the land formerly of John H. Whitcomb;

THENCE southerly along land formerly owned by Stephen Barrett about twenty-four (24) rods to a stone post at the land of Thelma Erskine;

THENCE westerly along said land about twenty-eight (28) rods to the starting point.

91 Groton Harvard Rd. Ayer

The Grantor herein hereby releases any and all rights of homestead and confirms under penalties of perjury that there are no other persons entitled to an estate of homestead in the subject property.

Meaning and intending to convey the same premises conveyed to the Grantor herein by Deed dated January 29, 2016 and recorded at Middlesex South District Registry of Deeds in Book 66861, at Page 280. See also Death Certificate of Andrew W. Burnham and Estate Tax Affidavit recorded herewith.

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Signature Page to Follow

Witness my hand and seal this 17 day of May, 2023

Pauline Burnham

PAULINE BURNHAM

COMMONWEALTH OF MASSACHUSETTS

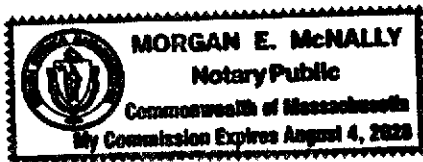
Middlesex, ss:

May 17, 2023

Then personally appeared Pauline Burnham, known to me and further identified by photographic identity documentation, to wit: a Massachusetts Driver's License, and she did give solemn oath that the foregoing instrument is her free act and deed, and was executed by her for the purposes stated and expressed therein, before me,

Morgan E. McNally My Commission Expires August 4, 2028

Notary Public



**231083 - NAC****Fee Calculation**

		<i>Remarks</i>
<b>Site Plan Review</b>		
Major Site Plan	\$4,100.00	1,001-20,000 GSF: \$3,000 + \$100 for every additional 1,000 GSF over 1,000 [12,000SF]
<b>Total</b>	\$4,100.00	Made Payable to Town of Ayer
<b>Stormwater Review</b>		
	\$150.00	
Major Project	\$625.00	\$200 + (\$0.005 per disturbed area) [85,000SF]
<b>Total</b>	\$775.00	Made Payable to Town of Ayer