

June 8, 2023

*Via Electronic Mail and Hand Delivery*

Ayer Planning Board  
Ayer Town Hall  
1 Main St.  
Ayer, MA 01432

Attn: Samantha Benoit, Administrative Coordinator

**RE: Proposed Mixed-Use Development  
Site Plan Review, Special Permit Application, and  
Stormwater Management Application  
201-205 W Main Street, Ayer, MA**

Dear Members of the Board:

Please accept this application package submitted on behalf of the Petitioner, DMG Investments, LLC, as their formal Application to the Planning Board in connection with the proposed mixed-use development being considered at the above referenced location for:

- Site Plan Review;
- Special Permit pursuant to Ayer Zoning Bylaws Section 8.1.4(C)(3) for a use that will render impervious any lot or parcel more than fifteen (15) percent or 2,500 sq. ft., whichever is greater, when located in a Zone II overlay; and
- Stormwater Management Application

Included as part of this submittal package are:

- 16 copies of the Site Plan Review Application;
- 16 copies of the Special Permit Application;
- 16 copies of the Stormwater Management Application;
- 16 copies of the Technical Review Checklist;
- Owner Authorization Letter for Petitioner to apply on their behalf;
- Certified Abutter's List prepared by the Ayer's Assessor's office;
- 10 full size and six (6) 11 x17 copies of Site Development Plans revised through June 7, 2023 prepared by Bohler Engineering MA, LLC;
- 10 full size and six (6) 11 x 17 copies of Exterior Elevations and Lighting and Landscaping Plans dated June 5, 2023 prepared by Bergmeyer Associates;
- 6 copies of a Drainage Report dated June 7, 2023 prepared by Bohler Engineering MA, LLC;
- 6 copies of a Traffic Impact Study dated June 7, 2023 prepared by McMahon Associates, Inc.; and
- Check #1905 in the amount of \$500.00; Check #1906 in the amount of \$300.00; Check #1907 in the amount of \$150.00; Check #1908 in the amount of \$850.00; all dated June 1, 2023 payable to the Town of Ayer.

### **Project Description**

The project site is located at 201-205 W Main Street in Town of Ayer, Massachusetts, identified as Map 32 Lots 14 and 15 on the Town of Ayer Tax Assessor's Maps. The approximately 4.67 acre property currently includes an existing building and cleared land which is used for vehicle and materials storage. The subject site is located within the West Ayer Village - Village Core (Lot 15) & Village Street (Lot 14) Zoning Districts and within a Zone II overlay. There is a vernal pool located to the east of the site, bordering vegetative wetlands (BVW) located on the northeastern portions of the site, and an NHESP species habitat overlay.

The proposed mixed-use development would consist of 2,066± sf and 4,064± sf ground floor retail spaces and an additional three stories consisting of 170 residential units. The development would be serviced by

172 proposed parking spaces. Access to the project is proposed to be provided via a driveway on W Main Street to the east of the proposed building. The proposed project will also include other site upgrades inclusive of site lighting, landscaping, utility, and storm water management infrastructure.

Variances for lot width and building height were granted by the Zoning Board of Appeals on April 24, 2023. The project's wetland consultant, Goddard Consulting, LLC, is currently working through the MESA review process related to the NHESP protected habitat, and the Petitioner will be filing a Notice of Intent with the Ayer Conservation Commission for work proposed within the wetland buffer areas.

### **Request for Approval of Reduction in Parking**

Per Section 9.1.10 of the Ayer Zoning Bylaws, the Planning Board may approve waivers and/or modifications to the parking requirements outlined in Section 9.1 of said Bylaws. The Petitioner respectfully requests modifications to the parking requirements for:

- §9.1.2 - Off-Street Parking Requirements - The Petitioner is requesting relief to reduce the required off-street parking from 289 spaces to 172 spaces.
- §9.1.5 - Off-Street Parking Design Standards. The Petitioner is requesting relief to increase the maximum percentage of small-car parking spaces from 10% to 12%.

In addition to off-street parking, patrons of the ground floor retail spaces would be able to utilize seven (7) on-street parallel parking spaces along the frontage of the site. In developing the proposed use, the Petitioner has also considered multiple alternatives to transportation by personal vehicles to support the reduction in parking in order to maximize the developable area of the site and avoid encroaching on protected floodplain and wetland areas. The Proponent is exploring the feasibility of utilizing car sharing systems within the off-street parking area. Bicycle parking will be provided on site and the ongoing W Main Street roadway improvements incorporate bicycle lanes that can be utilized by residents and customers of the proposed retail spaces. Additionally, the roadway improvements included the installation of a sheltered bus stop within walking distance of the proposed development, and the Petitioner is holding discussions with MART representatives to explore a designated pickup spot located in front of the proposed building. The project site is also located within close proximity to the Shirley and Ayer MBTA train stations.

### **Waiver Requests**

The Petitioner respectfully requests waivers from the Ayer Zoning Bylaws and Site Plan Review requirements as outlined below:

- §9.1.6.B.1 - To separate parking areas from abutting streets, to provide areas for snow disposal, to break up expanses of vehicles and paved areas, and to provide beautification of parking facilities, **at least 10% of the paved area of a parking facility with more than 25 parking spaces shall be landscaped open space. Such open space shall consist of the part or parts of a lot designed to improve the visual environment, and shall not include lot area used for parking or access drives or any other impermeable areas.**
  - o In order to maximize parking for the proposed development, while minimizing impacts to protected floodplain and wetland resource areas, the proposed development does not include landscaped open space within the paved parking area. The parking area is located entirely behind the proposed building and not visible from the street.
- Site Plan Review Checklist – provide hours of operation, number of employees, and seating capacity.
  - o End-user tenants have not been selected for the two proposed retail spaces. Upon selection, this information will be provided to the Planning board and other Town Staff as appropriate.



Upon review, should you have any questions or require additional information please do not hesitate to contact me at (508) 480-9900. We look forward to discussing the project with the Planning Board and Town Staff.

Sincerely,

**BOHLER ENGINEERING MA, LLC**

A handwritten signature in blue ink, appearing to read "Drew Garvin". The signature is fluid and cursive, with a large initial "D" and a stylized "G".

Drew Garvin, Project Manager