



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 Special Permit

Filing Instructions

In addition to a **complete** application, the applicant must also provide:

1. Sixteen (16) copies of the completed application form
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. Special Permit Application Fee, \$300.00
6. Public Hearing Notice fee (cost to be determined)
7. Certified Abutters List

NOTE: There are several sections to this application. Please read the entire application form before proceeding.

1. Name of Applicant: Cian Hamill on behalf of DMG Investments LLC
Address 100 Wall Street, Suite 1601, New York, NY 10005
Telephone 347-574-3454
E-mail cianhamill@dmginvestments.com

Applicant is (check one) ☐ Owner ☐ Tenant ☐ Licensee ☒ Prospective Buyer

(Petitioner)
2. AGENT FOR ~~OWNER~~ (if applicable): Drew Garvin c/o Bohler Engineering MA, LLC
Address 352 Turnpike Road, Southborough, MA 01772
Telephone 508-480-9900
E-mail dgarvin@bohlereng.com

3. PREMISES FOR WHICH SPECIAL PERMIT IS SOUGHT:

Street 201-205 West Main Street, Ayer, MA
Between Macpherson Road ~~Street~~ and Sculley Road
Middlesex District Registry of Deeds Book 62369 Page 524 & 526
Ayer's Assessor's Map 32 Parcel(s) 14 & 15
Zoning District (circle one) A-1 A-2 GR (GB) DB LI HI
Water Overlay District (circle one) Zone 1 Zone II N/A

***WEST AYER VILLAGE - VILLAGE CORE (Lot 15) & VILLAGE STREET (Lot 14) ZONES

4. APPLICATION FOR RESIDENTIAL (A-1) DISTRICT:

Each application in this category will require:

- a. Narrative of no fewer than 200 words describing the proposed use; and
- b. Six (6) copies of a site plan of the building's layout on the lot as well as the layout of the interior of the facility, relationship to abutting properties with a residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

☐ Municipal Use as authorized at Section 5.2.2.3
☐ Golf Courses, Ski, Camping or Swimming Facilities with incidental sales for patrons authorized at Section 5.2.4.3
☐ Hotel, motel or inn authorized at Section 5.2.5.1
☐ Other _____

5. APPLICATION FOR RESIDENTIAL (A-2) DISTRICT:

Each application in this category will require:

- a. Narrative of no fewer than 200 words describing the proposed use; and
- b. Six (6) copies of a site plan of the building's layout on the lot as well as the layout of the interior of the facility, relationship to abutting properties with a residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

- _____ Municipal Use as authorized at Section 5.2.2.3
- _____ Rest home or nursing home authorized at Section 5.2.2.8
- _____ Golf courses, ski, camping or swimming facilities with incidental sales for patrons authorized at Section 5.2.4.3
- _____ Hotel, motel, or inn authorized Section 5.2.5.1
- _____ Other _____

6. APPLICATION FOR RESIDENTAL (GR) DISTRICT:

Each application in this category will require:

- a. Narrative of no fewer than 200 words describing the proposed use; and
- b. Six (6) copies of a site plan of the building's layout on the lot as well as the layout of the interior of the facility, relationship to abutting properties with a residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

- _____ Municipal Use as authorized at Section 5.2.2.3
- _____ Rest home or nursing home authorized at Section 5.2.2.8
- _____ Golf courses, ski, camping or swimming facilities with incidental sales for patrons authorized at Section 5.2.4.3
- _____ Hotel, motel, or inn authorized Section 5.2.5.1
- _____ Other _____

7. APPLICATION FOR DOWNTOWN BUSINESS (DB) DISTRICT:

Each application in this category will require:

- a. Narrative of no fewer than 200 words describing the proposed use; and
- b. Six (6) copies of a site plan of the building's layout on the lot as well as the layout of the interior of the facility, relationship to abutting properties with a residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

- _____ Dwelling unit at grade in a commercial building, provided that the entrance shall be on the side or rear of the building; the unit shall have direct access to parking on the lot; the unit shall be accessible to persons with disabilities; the ground floor of the building facing the street shall be commercial use authorized at Section 5.2.1.7
- _____ Rest home or nursing home authorized at Section 5.2.2.8
- _____ Golf courses, ski, camping or swimming facilities with incidental sales for patrons authorized at Section 5.2.4.
- _____ Funeral home or mortuary authorized at Section 5.2.5.2
- _____ Artist studio and residence (live/work space) authorized at Section 5.2.5.8
- _____ Auto sales and service establishment, public garage and gasoline station authorized at Section 5.2.5.14
- _____ Drive-in/drive-through service accessory to a principal use authorized at Section 5.2.5.18
- _____ Other accessory uses, if accessory to a special permitted use authorized at Section 5.2.5.20
- _____ Other _____

8. APPLICATION FOR MIXED USE TRANSITIONAL (MUT) DISTRICT:

Each application in this category will require:

- a. Narrative of no fewer than 200 words describing the proposed use; and
- b. Six (6) copies of a site plan of the building's layout on the lot as well as the layout of the interior of the facility, relationship to abutting properties with a residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

- _____ Rest home or nursing home authorized at Section 5.2.2.8
- _____ Artist studio and residence (live/work space) authorized at Section 5.2.5.8
- _____ Auto sales and service establishment, public garage and gasoline station authorized at Section 5.2.5.14
- _____ Wholesaling and distribution authorized at Section 5.3.5.15
- _____ Self-Storage facilities authorized at Section 5.3.5.16
- _____ Kennel authorized at Section 5.3.5.17
- _____ Drive-in/drive-through service accessory to a principal use authorized at Section 5.2.5.18
- _____ Other accessory uses, if accessory to a special permitted use authorized at Section 5.2.5.20
- _____ Research, experimental and testing laboratories and related light manufacturing use authorized at Section 5.2.6.1
- _____ Accessory uses, if accessory to a special permitted use authorized at section 5.2.6.6
- _____ Other _____

9. APPLICATION FOR GENERAL BUSINESS (GB) DISTRICT:

Each application in this category will require:

- a. Narrative of no fewer than 200 words describing the proposed use; and
- b. Six (6) copies of a site plan of the building's layout on the lot as well as the layout of the interior of the facility, relationship to abutting properties with a residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

- ☐ Artist studio and residence (live/work space) authorized at Section 5.2.5.8
- ☐ Wholesaling and distribution authorized at Section 5.3.5.15
- ☐ Drive-in/drive-through service accessory to a principal use authorized at Section 5.2.5.18
- ☐ Other accessory uses, if accessory to a special permitted use authorized at Section 5.2.5.20
- ☐ Accessory uses, if accessory to a special permitted use authorized at section 5.2.6.6
- ☒ Other use that will render impervious any lot or parcel more than fifteen (15) percent or 2,500 sq. ft., whichever is greater (Ayer Zoning Bylaws Section 8.1.4(C)(3))

10. APPLICATION FOR LIGHT INDUSTRIES (LI) DISTRICT:

Each application in this category will require:

- a. Narrative of no fewer than 200 words describing the proposed use; and
- b. Six (6) copies of a site plan of the building's layout on the lot as well as the layout of the interior of the facility, relationship to abutting properties with a residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

- ☐ Commercial or public parking areas authorized at Section 5.2.5.13
- ☐ Self-Storage Facilities authorized at Section 5.2.5.16
- ☐ Accessory uses, if accessory to a special permitted use authorized at Section 5.2.6.6
- ☐ Other _____

11. APPLICATION FOR INDUSTRIAL (I) DISTRICT:

Each application in this category will require:

- c. Narrative of no fewer than 200 words describing the proposed use; and
- d. Six (6) copies of a site plan of the building's layout on the lot as well as the layout of the interior of the facility, relationship to abutting properties with a

residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

- _____ Commercial or public parking areas authorized at Section 5.2.5.13
- _____ Accessory uses, if accessory to a special permitted use authorized at Section 5.2.6.6
- _____ Other _____

AGENT FOR PETITIONER

SIGNATURE OF ~~OWNER/PETITIONER~~ _____



Date 06.01.2023

PETITIONER

SIGNATURE OF ~~AGENT FOR OWNER~~ (if applicable) _____

DocuSigned by:

05ADDED072D84B5...

Date 6/5/2023

RECEIVED BY THE AYER TOWN CLERK: Date _____