



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. ***

Last Revised: September 2018

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

Please read the entire application

1. OWNER/PETITIONER: 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

- (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. PLAN INFORMATION:

Plan Title: Proposed Site Plan Documents for DMG Investments, LLC
Revision Date: June 7, 2023
Prepared By: Bohler Engineering MA, LLC
Address: 352 Turnpike Road, Southborough, MA 01772
Phone Number: 508-480-9900

REASON FOR SITE PLAN:

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

X 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.

X Clearing or grading more than 10,000 sq. ft. of land, unless specifically exempt under Section 9.6 of the Ayer Zoning Bylaw.

X 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.

X All new commercial and industrial construction.

Last Revised: September 2018

CHECK LIST FOR SUBMISSION

SITE PLAN INFORMATION REQUIRMENTS:

- ☒ Proposed square footage of all proposed and existing buildings
- ☒ Setback Limits
- ☒ Identify Use
- ☐ Hours of Operation TBD upon selection of end-user tenant
- ☐ Number of Employees TBD upon selection of end-user tenant
- ☒ Number of Parking Spaces
- ☒ Stormwater Report
- ☒ Certified Abutter List
- ☒ Table containing area of new or existing buildings proposed and use
- ☐ Seating capacity TBD upon selection of end-user tenant

PLAN REQUIRMENTS

General Information

- ☒ Date of Site Plan
- ☒ North Arrow
- ☒ Title or name of project
- ☒ Locational information for the project
- ☒ Owner of Record
- ☒ Plan Preparer
- ☒ Scale
- ☒ Locus Map
- ☒ Current Zoning
- ☒ Location of all buildings proposed and or existing
- ☒ All buildings, property line and or wetland resource area setbacks
- ☒ Boundaries for lots, streets, easements, right-of-ways, ect.

Buildings, Structures, and Appurtenances

- ☒ Proposed use and location of all buildings, including proposed grades and structure height
- ☒ Layout of proposed buildings and structures, including elevations and architectural renderings.
- ☒ Exhibits to indicate the visual impact on the surrounding areas
- ☒ Any and all existing non-conformities.
- ☐ Detailed signage plans TBD

Landscaping, Open Space, Drainage, Stormwater and Environmental Features

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

Utilities

- ground
- ☒ Location of all proposed or existing utilities lines either above or under ground
 - ☒ Location of all proposed or existing utility poles
 - ☒ Location of any fire alarm and terminal boxes
 - ☒ Location of any and all fire hydrants
 - ☒ Location of all proposed and or existing water and sewer lines

Vehicular Traffic, Circulation and Parking

- ☒ Traffic flow pattern within the site
- ☒ Traffic impact statement
- ☒ Number and location of existing and proposed parking spaces

Pedestrian and Bicycle Circulation and Safety

- ☒ Location and dimensions of any existing or proposed sidewalks
- ☒ Location and dimensions of any existing or proposed bicycle path
- ☒ Location and rendering of any bicycle storage rack or areas.
- ☒ Any existing or proposed striping of pedestrian or bicycle lanes

Outdoor Lighting

- ☒ Details on all outdoor lighting
- ☒ Photometric plans for all outdoor lighting

6. ANY ADDITIONAL SUBMITTALS AS NEEDED

7. SIGNATURE OF OWNER/PETITIONER

DocuSigned by:


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Date 06.01.2023

8. SIGNATURE OF AGENT FOR ^{Petitioner} OWNER (if applicable)



Date 06.01.2023

9. RECEIVED BY THE AYER TOWN CLERK: Date
