

# **Site Plan Review & Special Permit Application**

***27 & 29 Harvard Road  
(Map 35, Parcel 21-22)  
Ayer, MA***

***October 2023***

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

**Submitted by:  
29 Harvard Road, LLC  
PO Box 454  
Ayer, MA 01432**

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

**Project No:  
231002**







## 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 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: 29 Harvard Road LLC c/o Ted Maxant  
Address PO Box 454, Ayer Ma 01432  
Telephone (978)-772-0476  
E-mail tmaxant@mac.com

2. AGENT FOR OWNER (if applicable): Goldsmith, Prest and Ringwall, Inc.  
Address 39 Main Street, Suite 301, Ayer, MA 01432  
Telephone (978)-772-1590  
E-mail kiek@gpr-inc.com

**3. PLAN INFORMATION:**

Plan Title: Commercial Development Site Plan  
Revision Date: --  
Prepared By: Goldsmith, Prest and Ringwall, Inc.  
Address: 27 & 29 Harvard Road, Ayer, MA 01432  
Phone Number: --

**REASON FOR SITE PLAN:**

X 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.

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.

       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
- X   Hours of Operation
- X   Number of Employees
- 4   Number of Parking Spaces
- N/A  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
- N/A  Layout of proposed buildings and structures, including elevations and architectural renderings.
- N/A  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
- X Any and all jurisdictional wetland resource areas
- X 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
- N/A Any and all erosion control measures
- N/A Location of any hazardous materials
- X Location of any proposed or existing above or underground storage tanks
- X Location of any existing or proposed septic systems and leach fields
- N/A Location of all soil boring and test pits
- N/A Location and description of all stormwater managements systems
- N/A 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
  - N/A Location of any fire alarm and terminal boxes
  - X 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

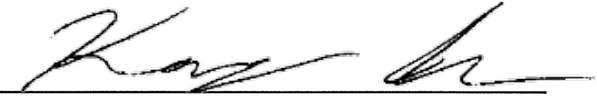
#### **Pedestrian and Bicycle Circulation and Safety**

- N/A 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**

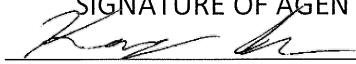
- N/A Details on all outdoor lighting
- N/A Photometric plans for all outdoor lighting

6. ANY ADDITIONAL SUBMITTALS AS NEEDED

7. SIGNATURE OF OWNER/PETITIONER 

Date  
9/12/2023

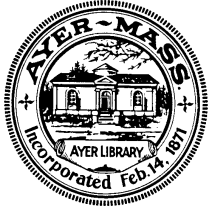
8. SIGNATURE OF AGENT FOR OWNER (if applicable)



Date  
9/12/2023

9. RECEIVED BY THE AYER TOWN CLERK: Date

\_\_\_\_\_



## 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 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: 29 Harvard Road LLC c/o Ted Maxant  
Address PO Box 454, Ayer MA 01432  
Telephone (978)-772-0476  
E-mail tmaxant@mac.com

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

2. AGENT FOR OWNER (if applicable): Goldsmith, Prest and Ringwall, Inc.  
Address 39 Main Street, Suite 301, Ayer, MA 01432  
Telephone (978)-772-1590  
E-mail kiek@gpr-inc.com

**3. PREMISES FOR WHICH SPECIAL PERMIT IS SOUGHT:**

Street Harvard Road  
Between Markham Circle Street and Cortland Lane  
Street Middlesex District Registry of Deeds Book 76461 Page 90  
Ayer's Assessor's Map 35 Parcel(s) 21822  
Zoning District (circle one) A-1 A-2 GR GB DB II HI  
Water Overlay District (circle one) Zone 1 Zone II N/A

**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 RESIDENTIAL (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
<u>  X  </u>	Other <u>Enclosed Manufacturing (5.2.6.2)</u>

## **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



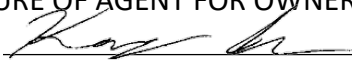
residential dwelling and setbacks to property lines. Additional required information follow the specific item listed below:

- \_\_\_\_\_ 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 \_\_\_\_\_

SIGNATURE OF OWNER/PETITIONER  GPR, as agent of owner

Date 9/12/23

SIGNATURE OF AGENT FOR OWNER (if applicable)



Date 9/12/23

RECEIVED BY THE AYER TOWN CLERK: Date \_\_\_\_\_





October 12, 2023

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

**Subject:        Site Plan & Special Permit Application  
                     27 & 29 Harvard Road,  
                     Map 35, Parcel 21-22  
                     Ayer, MA 01432**

Dear Board Members:

On behalf of our client, 29 Harvard Road, LLC, GPR hereby submits the attached application for a Site Plan Review and Special Permit for properties at 27 & 29 Harvard Road, Map 35, Parcel 21-22. The purpose of this Site Plan application is to change the use of the existing building on site from small retail to include additional mixed-uses within the General Business District. The special permit application under Section 6.2 of the Ayer Zoning Bylaw is to allow the welding shop, which has been determined by the building inspector to be an enclosed fabrication use.

The project site consists of 2 Parcels, (Parcel ID 35-21 & Parcel ID 35-22) containing a total lot area of 263,303± sq. ft. (6.0± AC) located within the Ayer's General Business District zoning. The project site is located along Harvard Road, across from 26-28 Harvard Road, which is an existing gas station (All-Town).

The existing building on-site was constructed around 1950 and had been historically operated as a gas station (Commercial Use). Around the end of 2019 and beginning of 2020, the building was converted to a small retail use of Teddy's Honey Hut and Flagg Welding. Prior to these uses, the gas station components such as pumps and underground storage tanks were removed.

Teddy's Honey Hut occupies approximately 637.5± sq.ft. of retail space at the eastern part of the subject building. Flagg Welding, which has received a violation order from the Building Inspector (See Attachment 1.) and is the reason for this Special Permit application, occupies approximately 637.5± sq.ft. at the western part of the existing building. There are 4 proposed parking spaces for the on-site uses, 1 of which is the required handicapped space, and the other 3 of which are located south of the building at the edge of the gravel area.

The two businesses typically do not have onsite customers and therefore have no dedicated hours of operation that are publicly listed. The owner / operator of Teddy's Honey Hut is the

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

sole employee and is onsite at his own discretion. A self-service / honor system kiosk is available for patrons that arrive during times the owner is not present. The welding shop is very similar to the Honey Hut with the sole employee being the owner / operator who ultimately sets their own schedule. There are no set hours as often welding services are provided at the customer location rather than being fabricated onsite. While both businesses do not have set hours of operation, each business is typically open only within typical business hours Monday through Friday with reduced (if any) hours on the weekend. No business will be conducted outside the hours of 7AM – 5PM. With the limited number of employees and expected on-site customers, the 4 parking spaces (to be relocated) have consistently met any demand.

The project site also provides for a Commercial parking area located in the rear of the building. The Commercial parking area provides 7 12'-wide and 6 10'-wide spaces which are marked by railroad tie wheel stops at the head of each spot for short or longer term vehicle parking.

The application is simply to allow for the change of use on the existing property by a new tenant(s). Below is a summary of the existing non-conformities associated with the subject site per the current Ayer Zoning Bylaw and the site work to be done to overcome the existing non-conformity:

#### **Section 9.1.5.C.1**

Zoning Requirement:	No Parking shall be located closer to the front lot line than the front line of the principal building except by special permit from the Planning Board.
Existing non-conformity:	Parking spaces are closer to the lot line than is the principal building. Currently, parking spaces go over property line into the Right-of-way by 3.4± FT.
Proposed Plan:	Parking spaces are to be relocated to the gravel area southwest of the existing building using wheel stops.

#### **Section 9.1.5.C.2**

Zoning Requirement:	Except for parking within an enclosed structure, e.g., a parking garage, or for existing multi-family dwellings, no parking space shall be located within eight feet of a building wall or ten feet of a lot line. No access aisle, entrance or exit driveway shall be located within five feet of a building. Loading docks are exempt from this requirement.
Existing non-conformity:	All parking spaces on the north side of the building are located within ten feet of a lot line. Parking spaces are 1.8± FT from lot line.
Proposed Plan:	Parking spaces are to be relocated to the gravel area southwest of the existing building using wheel stops.

### **RESOURCE AREAS**

The subject site contains a portion of Bowers Brook. The FEMA 100-year floodplain and velocity zone associated with the Bowers Brook are located within the downgradient portion of the project site, outside of the building footprint and typical operating areas associated with the existing businesses. The 100-ft Wetland Buffer limit and the 200-ft Riverfront Area associated with Bowers Brook encompasses the back portion of the existing site and a small portion of the existing gravel surface.

We look forward to discussing this application with the Board at its earliest convenience.

Sincerely,  
Goldsmith, Prest & Ringwall, Inc.

A handwritten signature in dark ink, appearing to read 'Kalya Iek', with a stylized, flowing script.

Kalya Iek, Staff Engineer

Copy to:      Town Clerk  
                 Client  
                 231002

ATTACHMENT:

1. ZONING VIOLATION (Dated November 9, 2022)





## ZONING/BUILDING DEPARTMENT

CHARLES R. SHULTZ, JR.  
BUILDING COMMISSIONER/ZONING ENFORCEMENT

Town of Ayer  
TOWN HALL 1 MAIN ST. AYER, MASSACHUSETTS. 01432  
978-772-8214

November 9, 2022

RE: Zoning Violation  
Teddy's Honey Hut  
27 Harvard Road  
Ayer, MA 01432

Theodore Maxant  
53 Willard Lane  
Harvard, MA 01451

Mr. Maxant,

Thank you for opinion. I agree with you as far as fabrication and manufacturing being permitted in light industrial zones. It is however prohibited in a GB zone. It is the Town's opinion that welding is considered fabricating and manufacturing.

You are still in violation without an SPB (special permit by planning board).

### Violation/s:

Section 6.2 states Enclosed manufacturing, processing, assembling, and fabrication is prohibited within the General Business Zone except with a Special Permit by The Planning Board. 6.2.B

If you wish to continue welding/fabrication, you must apply for a permit for that use to the Planning Board.

Starting seven days (November 17) from the date of this notice fines will commence.

Please let our office know if you would like to resolve this by applying for a SPB. If not, Section 3.1.F gives you the right to appeal my decision to the ZBA, but this is our interpretation of the bylaw in the Building/Zoning Dept., and this interpretation is final.

Section 3.1.H Noncriminal Disposition. Pursuant to Provisions of G.L. c. 40, ss 21D, each day on which your violation continues shall be deemed to be a separate offense. The penalty for violation of any provision of the Bylaw shall be \$25 for the first offense; \$50 for the second offense; \$100 for the third offense; and \$200 for the fourth and each subsequent offense.



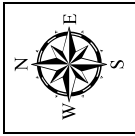


# APPENDIX

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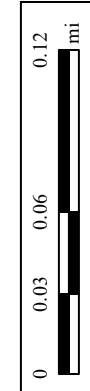
# MRMapper WebMap



- 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
- T MB TA 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. 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°34'39"W 42°33'12"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

Without Base Flood Elevation (BFE)  
Zone A, V, AE  
With BFE or Depth Zone AE, AO, AH, VE, AR  
Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

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**

Area of Minimal Flood Hazard Zone X

Effective LOMRS

Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

**OTHER FEATURES**

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

**MAP PANELS**

Digital Data Available

No Digital Data Available

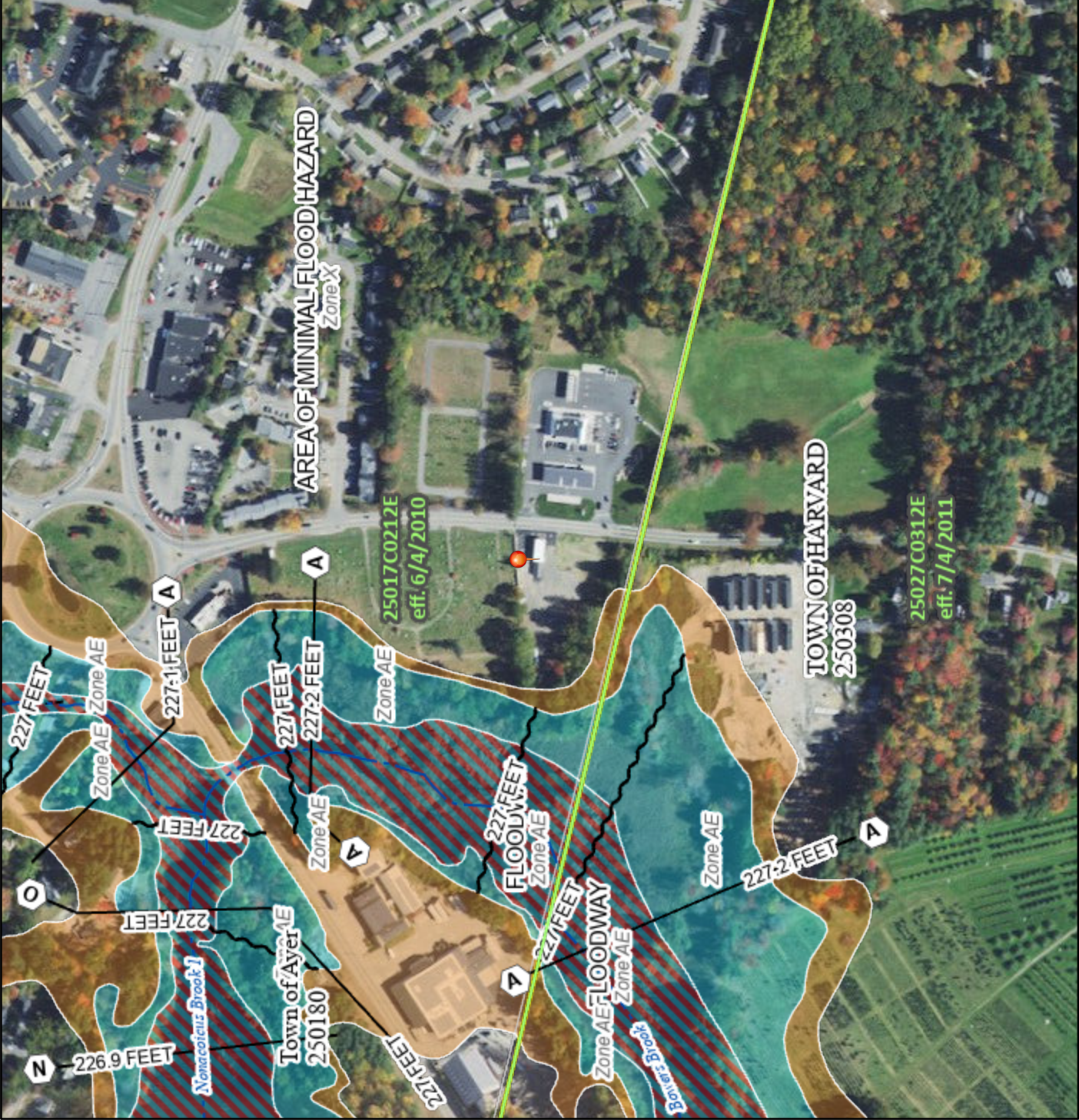
Unmapped

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

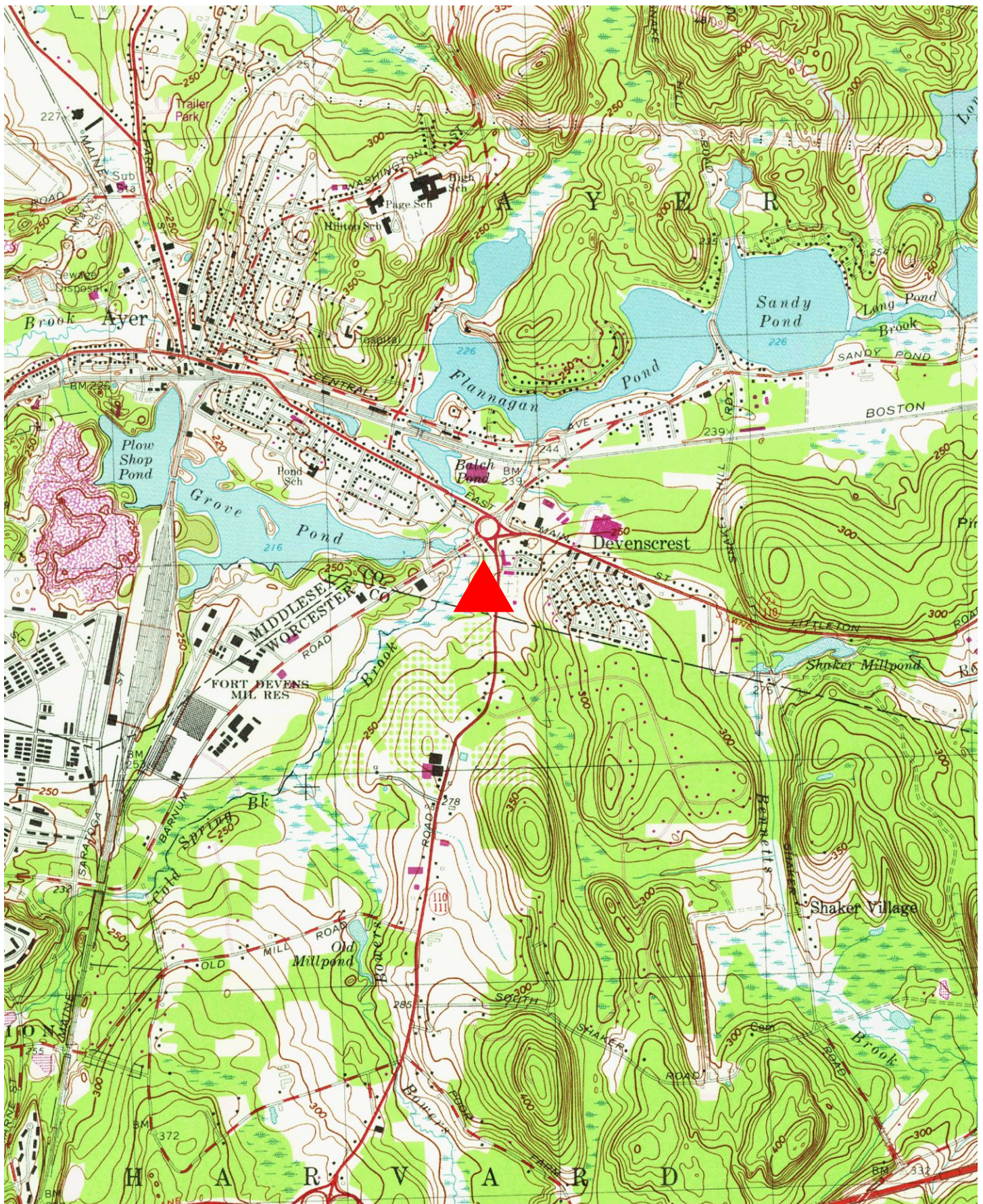
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/26/2023 at 4:08 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.







Mercator Projection

NAD27 Conus

UTM Zone 19T

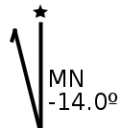


0.5 1.0 1.5 2.0 2.5 km

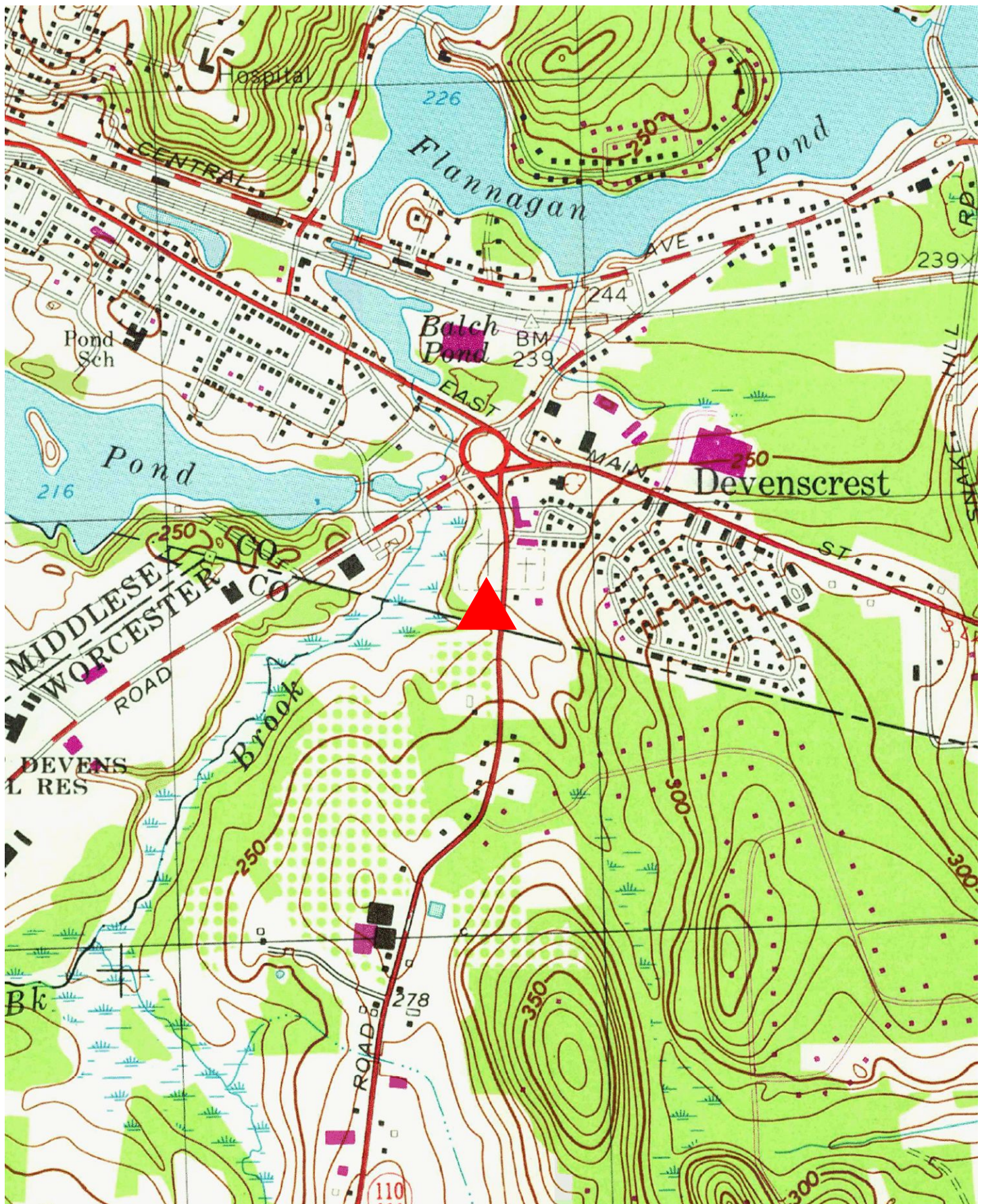


0.5 1.0 1.5 mi

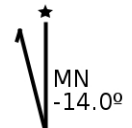
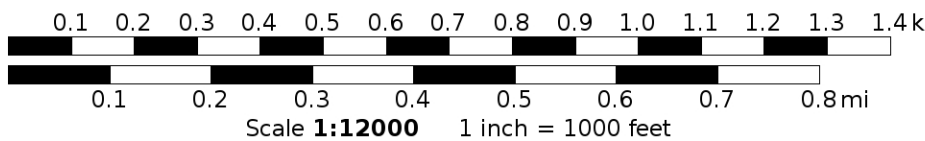
Scale 1:24000 1 inch = 2000 feet







Mercator Projection  
NAD27 Conus  
UTM Zone 19T  
 CALTOPO





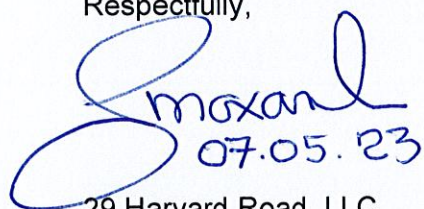
June 30, 2023

**Subject: 27 Harvard Road,  
Ayer, MA 01432  
Map: 35 Parcel: 21**

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 Site Plan Application and Special Permit Application at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

A handwritten signature in blue ink, appearing to read "Smokey", with the date "07.05.23" written below it.

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

Copy: Goldsmith, Prest & Ringwall, Inc.  
Project #231002





## **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: 10/10/2023

Name of Applicant: 29 Harvard Road, LLC

Address of property where activity is proposed: 27 & 29 Harvard Road (Map 35, Parcel 21-22)

Explanation of activity: The purpose of the Site Plan application is to change the use of the existing

Building and relocate parking to gravel area south of the existing building.

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



## SITE PHOTOS



LOOKING AT NORTHERN SIDE OF PROPERTY; PARKING AREA



LOOKING AT EXISTING BUILDING NORTHERN SIDE





LOOKING AT HARVARD ROAD; FRONT LANDSCAPE AREA OF PROPERTY



LOOKING AT SOUTH SIDE OF EXISTING BUILDING

## TOWN OF AYER

### REQUEST FOR CERTIFIED LIST OF ABUTTERS

THE FEE FOR PREPARING THE LIST IS \$25.00

Applicant: SUSAN DURANT Name of Firm: Goldsmith, Prest & Ringwall  
Address: 39 Main Street, Ayer, MA  
Contact Phone #: 978-772-1590

***Request abutters list for:***

Owner Name: 29 Harvard Road, LLC

Property Location: 27 Harvard Road


Parcel ID: 35-21

Date you need the list by: ASAP - please email TO: RECEPTION@GPR-INC.COM  
LIST

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

Planning Board	<u>X</u>	Ch 40A Sec 11 (300 feet)
" "	<u>      </u>	Ch 41 Sec 81T (anr) (applicant & abutters)
Board of Appeals	<u>      </u>	Ch 40A Sec 11 (300 feet)
Conservation Comm	<u>      </u>	Ch 131 Sec 40 (300 feet)
Select Board	<u>      </u>	Ch 138 Sec 12, 15A (abutters & 500 ft if Within school, church or hosp)
Board of Health	<u>      </u>	Ch 40A Sec 11 (300 feet) (aquifer protection)
Other	<u>      </u>	

*\*Mailing labels will be provided.*

  
Nick P. Lagg  
Ruth Harant-Schiff



300 Foot Abutters List  
Date: 07/06/2023



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

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

Subject Property:

Parcel	Physical Address	Owner1	Owner2	Mailing Address 1	Mailing Address 2	Community, State ZIP
35-21	27 HARVARD ROAD	29 HARVARD ROAD LLC	C/O MAXANT INDUSTRIES	PO BOX 454		AYER, MA 01432
Parcel	Physical Address	Owner1	Owner2	Mailing Address 1	Mailing Address 2	Community, State ZIP
35-51	0 HARVARD ROAD	WOODLAWN CEMETERY CO INC		PO BOX 333		AYER, MA 01432
35-20	0 HARVARD ROAD	WOODLAWN CEMETARY	VAULT	1 MAIN ST		AYER, MA 01432
34-90	0 BARNUM ROAD	ONEILL EDWARD & RUSSELL SULLI THE APPLE ORCHARD REALTY TR		BARNUM RD		AYER, MA 01432
34-86	0 BARNUM ROAD	BARNUM POINT REALTY TRUST	JOHN J LORDEN TRUSTEE	447 NASHUA ROAD		GROTON, MA 01450
34-89	60 BARNUM ROAD	JOSEPH P SULLIVAN & CO INC		50 BARNUM RD PO BOX 449	PO BOX 449	AYER, MA 01432
35-23	0 HARVARD ROAD	OWNER UNKNOWN		UNKNOWN		AYER, MA 01432
35-52	26 HARVARD ROAD	MAXANT INDUSTRIES INC		15 NE INDUSTRIAL ROAD		BRANFORD, CT 06405
35-53	28 HARVARD ROAD	MAXANT INDUSTRIES INC		15 NE INDUSTRIAL ROAD		BRANFORD, CT 06405
35-22	29 HARVARD ROAD	29 HARVARD ROAD LLC	C/O MAXANT INDUSTRIES	PO BOX 454		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.

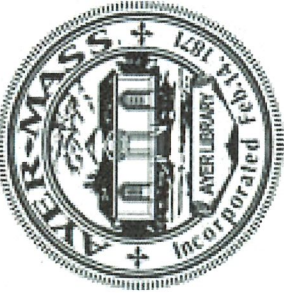
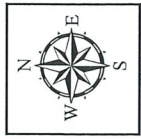
Certified:

Board of Assessors

*Sam M. [Signature]*  
*Nicholas P. Leger*  
*Ruth Maxant-Schiff*



# MRRMapper 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
- 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. The Town of Ayer & the MRPC shall not be responsible for any damages or losses arising from the use of the Assessor's data.





WOODLAWN CEMETERY CO INC  
PO BOX 333  
AYER, MA 01432

WOODLAWN CEMETARY  
VAULT  
1 MAIN ST  
AYER, MA 01432

ONEILL EDWARD & RUSSELL SULLIVAN - TR  
THE APPLE ORCHARD REALTY TRUST  
BARNUM RD  
AYER, MA 01432

BARNUM POINT REALTY TRUST  
JOHN J LORDEN TRUSTEE  
447 NASHUA ROAD  
GROTON, MA 01450

JOSEPH P SULLIVAN & CO INC  
50 BARNUM RD PO BOX 449  
AYER, MA 01432

OWNER UNKNOWN  
UNKNOWN  
AYER, MA 01432

29 HARVARD ROAD LLC  
C/O MAXANT INDUSTRIES  
PO BOX 454  
AYER, MA 01432

MAXANT INDUSTRIES INC  
15 NE INDUSTRIAL ROAD  
BRANFORD, CT 06405

MAXANT INDUSTRIES INC  
15 NE INDUSTRIAL ROAD  
BRANFORD, CT 06405

29 HARVARD ROAD LLC  
C/O MAXANT INDUSTRIES  
PO BOX 454  
AYER, MA 01432

**TOWN OF AYER**

**REQUEST FOR CERTIFIED LIST OF ABUTTERS**

**THE FEE FOR PREPARING THE LIST IS \$25.00**

**Applicant:** SUSAN DURANT **Name of Firm:** GOLD SMITH PNST & RYFWALL, INC.  
**Address:** 39 MAIN ST, SUITE 301, AYER MA 01432  
**Contact Phone #:** 978-772-1590

***Request abutters list for:***

**Owner Name:** 29 HARVARD ROAD, LLC

**Property Location:** 29 HARVARD ROAD

**Parcel ID:** 35-22

**Date you need the list by:** ASAP - please email list 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	<u>X</u>	Ch 40A Sec 11 (300 feet)
" "	<u>      </u>	Ch 41 Sec 81T (anr) (applicant & abutters)
Board of Appeals	<u>      </u>	Ch 40A Sec 11 (300 feet)
Conservation Comm	<u>      </u>	Ch 131 Sec 40 (300 feet)
Select Board	<u>      </u>	Ch 138 Sec 12, 15A (abutters & 500 ft if Within school, church or hosp)
Board of Health	<u>      </u>	Ch 40A Sec 11 (300 feet) (aquifer protection)
Other	<u>      </u>	

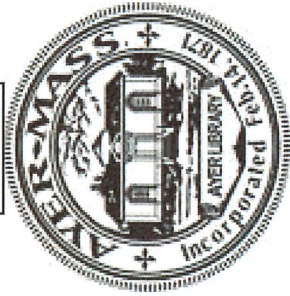
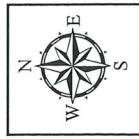
***\*Mailing labels will be provided.***

RECEIVED

JUL 12 2023

TOWN OF AYER  
ASSESSORS OFFICE





# 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
- Active Rail Lines
- Commuter Rail Line
- Other Active Rail Lines

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

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

Subject Property:

Parcel	Physical Address	Owner1	Owner2	Mailing Address 1	Mailing Address 2	Community, State ZIP
35-22	29 HARVARD ROAD	29 HARVARD ROAD LLC	C/O MAXANT INDUSTRIES	PO BOX 454		AYER, MA 01432

Parcel	Physical Address	Owner1	Owner2	Mailing Address 1	Mailing Address 2	Community, State ZIP
35-51	0 HARVARD ROAD	WOODLAWN CEMETERY CO INC		PO BOX 333		AYER, MA 01432
35-20	0 HARVARD ROAD	WOODLAWN CEMETARY	VAULT	1 MAIN ST		AYER, MA 01432
35-23	0 HARVARD ROAD	OWNER UNKNOWN		UNKNOWN		AYER, MA 01432
35-21	27 HARVARD ROAD	29 HARVARD ROAD LLC	C/O MAXANT INDUSTRIES	PO BOX 454		AYER, MA 01432
35-52	28 HARVARD ROAD	MAXANT INDUSTRIES INC		15 NE INDUSTRIAL ROAD		BRANFORD, CT 06405
35-53	28 HARVARD ROAD	MAXANT INDUSTRIES INC		15 NE INDUSTRIAL ROAD		BRANFORD, CT 06405

\* 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. Lagg*  
*Nicholas P. Lagg*  
*Ruth Maxant-Schiff*

WOODLAWN CEMETERY CO INC  
PO BOX 333  
AYER, MA 01432

WOODLAWN CEMETARY  
VAULT  
1 MAIN ST  
AYER, MA 01432

OWNER UNKNOWN  
UNKNOWN  
AYER, MA 01432

29 HARVARD ROAD LLC  
C/O MAXANT INDUSTRIES  
PO BOX 454  
AYER, MA 01432

MAXANT INDUSTRIES INC  
15 NE INDUSTRIAL ROAD  
BRANFORD, CT 06405

MAXANT INDUSTRIES INC  
15 NE INDUSTRIAL ROAD  
BRANFORD, CT 06405

29 HARVARD ROAD LLC  
C/O MAXANT INDUSTRIES  
PO BOX 454  
AYER, MA 01432



TOWN OF HARVARD  
ASSESSORS OFFICE  
13 AYER ROAD  
HARVARD, MA 01451  
978-456-4100 X315

RECEIVED  
JUL 10 2023

BOARD OF ASSESSORS  
TOWN OF HARVARD

## REQUEST FOR CERTIFIED ABUTTERS LIST

PROPERTY LOCATION: 27 & 29 HARVARD Rd, Ayer

MAP/BLOCK/LOT: Ayer 35-21 & 35-22 (ABUTS HARVARD - SEE MAP)

PROPERTY OWNERS: 29 HARVARD ROAD LLC

REQUIRED FOOTAGE: 300'

### CONTACT INFORMATION

\*PLEASE CALL BRUCE RINGWALL with any questions  
978-772-1590

### EMAIL ADDRESS:

Reception @ GPL-INC.COM SUSAN DURANT

### MAILING ADDRESS IF DIFFERENT FROM PROPERTY LOCATION:

GOLDSMITH, PREST & RINGWALL, LLC, 39 MAIN ST, SUITE 301, AYER MA 01432

**FEE: \$25.00**

To be paid with completed Abutters List request by Cash or Check

payable to the Town of Harvard

**\*\*Please allow 10 working days for your request to be processed\*\***

If you have questions or concerns, please contact the Assessors office at

[assessingdept@havard-ma.gov](mailto:assessingdept@havard-ma.gov) or 978-456-4100x315

Emailed  
Abutters  
Package: 7/10/23  
Mailed  
Originals: 7/11/23



## Abutters List Report

Town of Harvard, MA

Date: July 10, 2023

Parcel Number: 002-07C-000 (Craftsman Village Condos)

Property Address: 27 & 29 Harvard Rd, Ayer/Town of Harvard Abutters

Abutters To: 300ft

The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

Signed:

Date:

7/10/23

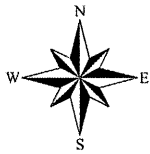
Carol Dearborn  
Assistant Assessor  
(978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR

13 Ayer Road, Harvard, Massachusetts 01451-1458

[www.harvard-ma.gov](http://www.harvard-ma.gov)





# 300FT ABUTTERS 27&29 HARVARD RD AYER

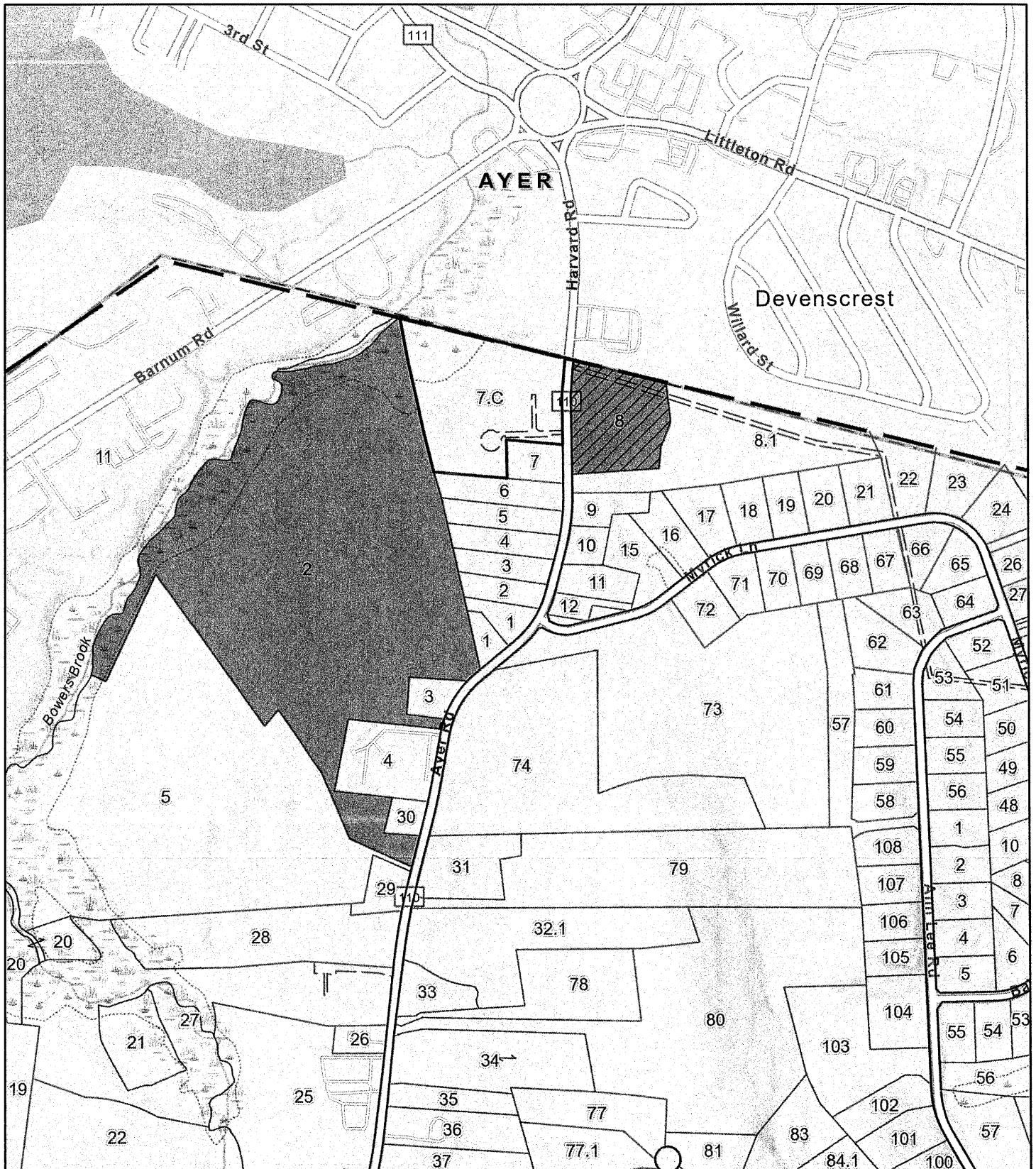
Town of Harvard, MA

1 inch = 752 Feet



www.cai-tech.com

July 10, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 0 feet Abutters List Report

Harvard, MA  
July 10, 2023

## Subject Properties:

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-000-000  
Property Address: AYER RD

Mailing Address: DALEWOODS, LLC, TTEE  
206 AYER RD, SUITE 5  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-001-000  
Property Address: 1 CORTLAND LN

Mailing Address: BODDAPATI, ANUDEEP REDDY  
1 CORTLAND LN  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-002-000  
Property Address: 3 CORTLAND LN

Mailing Address: CRAFTSMAN VILLAGE-HARVARD LLC  
5 COACHMAN RIDGE  
SHREWSBURY, MA 01545

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-003-000  
Property Address: 5 CORTLAND LN

Mailing Address: PANG, JIMMY  
5 CORTLAND LN  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-004-000  
Property Address: 2 BRAEBURN CT

Mailing Address: KRISHNAN, RAMKUMAR  
2 BRAEBURN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-005-000  
Property Address: 4 BRAEBURN CT

Mailing Address: THIBODEAU, JILLIAN  
4 BRAEBURN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-006-000  
Property Address: 6 BRAEBURN CT

Mailing Address: TARIQ, ASMA  
6 BRAEBURN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-007-000  
Property Address: 1 BRAEBURN CT

Mailing Address: PATIL, UPENDRA  
1 BRAEBURN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-008-000  
Property Address: 3 BRAEBURN CT

Mailing Address: VANNAM, RAGHU  
3 BRAEBURN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-009-000  
Property Address: 5 BRAEBURN CT

Mailing Address: AYAD, YOUSSEF MORKOS  
5 BRAEBURN CT  
HARVARD, MA 01451



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7/10/2023

Page 1 of 3



# 0.1 feet Abutters List Report

Harvard, MA

July 10, 2023

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-010-000  
Property Address: 7 BRAEBURN CT

Mailing Address: SHARMA, NAVEEN K.  
7 BRAEBURN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-011-000  
Property Address: 2 BALDWIN CT

Mailing Address: GOPALA KRISHNA JARUGUMILLI  
2 BALDWIN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-012-000  
Property Address: 4 BALDWIN CT

Mailing Address: SATYENDRA KUMAR MALEMPATI  
4 BALDWIN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-013-000  
Property Address: 6 BALDWIN CT

Mailing Address: VARANKESH, MOHAMMADREZA  
MOHAMMADPOUR  
6 BALDWIN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-014-000  
Property Address: 8 BALDWIN CT

Mailing Address: SHARMA, YOGESHWAR  
8 BALDWIN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-015-000  
Property Address: 10 BALDWIN CT

Mailing Address: ROWSE, STEVEN D.  
10 BALDWIN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-016-000  
Property Address: 1 BALDWIN CT

Mailing Address: HEBERT JR., LEON FRANCIS  
1 BALDWIN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-017-000  
Property Address: 3 BALDWIN CT

Mailing Address: PATEL, SHASHIKANT  
3 BALDWIN CT  
HARVARD, MA 01541

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-018-000  
Property Address: 5 BALDWIN CT

Mailing Address: HARIKRISHNA BODDU  
5 BALDWIN CT  
HARVARD, MA 01451

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-019-000  
Property Address: 7 BALDWIN CT

Mailing Address: NIGG, GARY  
7 BALDWIN CT  
HARVARD, MA 01451



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7/10/2023

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Page 2 of 3



# 0.1 feet Abutters List Report

Harvard, MA  
July 10, 2023

Parcel Number: 002-07C-000-000  
CAMA Number: 002-07C-020-000  
Property Address: 9 BALDWIN CT

Mailing Address: SMITH, ALEXANDER C.  
9 BALDWIN CT  
HARVARD, MA 01451

---

## Abutters:

Parcel Number: 001-002-000-000  
CAMA Number: 001-002-000-000  
Property Address: AYER RD

Mailing Address: LDPL LLC  
327 AYER RD  
HARVARD, MA 01451

---

Parcel Number: 002-008-000-000  
CAMA Number: 002-008-000-000  
Property Address: AYER RD

Mailing Address: JOHN B WILSON  
33 MYRICK LN  
HARVARD, MA 01451

---



www.cai-tech.com

7/10/2023

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Page 3 of 3

JOHN B WILSON  
33 MYRICK LN  
HARVARD, MA 01451

LDPL LLC  
327 AYER RD  
HARVARD, MA 01451