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TOWN OF AYER
TOWN CLERK

12 April 2024

Daniel Ruiz
Town Planner
Town of Ayer
1 Main Street
Ayer, MA 01432

**Re: Nasoya Food Factory
Expansion & Renovation Project
One New England Way
Ayer, MA 01432
Application for Minor Site Plan Modification**

Dear Mr. Ruiz:

Please note that the Application for Minor Site Plan Modification and supplemental documentation for the Expansion & Renovation Project at the Nasoya Food Factory in Ayer, Massachusetts is being provided today, 12 April. The application package is also being submitted electronically.

The Application for Minor Site Plan Modification submittal includes the following information:

- Seven (7) copies of the completed application form
- Seven (7) copies of the plans set, full size (30"x42")
- Seven (7) copies of the plans set, reduced size (11"x17")
- Seven (7) copies of the Stormwater Management Report, dated November 2022
- Seven (7) copies of the Stormwater Management System Operation & Maintenance Plan and Long Term Pollution Prevention Plan, dated February 2023
- One (1) application fee in the amount of \$150.00 (check no. 1918)

The planning board approved a Site Plan and Special Permit on 27 June 2023 for a development that included expanding the building footprint from 114,853 square feet to 192,213 square feet, improved parking and site circulation, 7 new loading dock positions, utility connections, and a new stormwater management system. A portion of the building footprint expansion included two stories.

After the Site Plan and Special Permit was approved, the Owner decided to reduce the footprint of the building expansion for a total of 177,092 square feet. Aside from the reduction in building footprint, the site development generally remains as previously approved. The prior development included more impervious surface than what is currently proposed, which is what the stormwater management system was designed to receive. The system has not been reduced and can receive more runoff generated from impervious area in the current design than will provide. If the Owner decides to pursue expanding the building footprint as previously approved, the stormwater management system will provide water quality treatment, groundwater recharge, and peak flow mitigation to the additional runoff.

TETRA TECH

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