



PLANNING BOARD

Town of Ayer

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Approved 6/13/2023

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TOWN OF AYER
TOWN CLERK

Minutes of December 27, 2022 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall

Meeting was recorded and then broadcasted on APAC

Members Present: Jonathan Kranz, Chairman, Ken Diskin, Vice Chairman; Geof Tillotson, Clerk, Julie Murray, and Nathan King

Also Present: Mark Archambault, Town Planner

Chairman Kranz called the meeting of the Planning Board to order at 6:15 PM.

General Business

Approve the Agenda

At 6:15 PM Mr. Geof Tillotson made a motion to approve the agenda as amended. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)

Public Hearing, Site Plan, Special Permit and Stormwater Permit – Nasoya Foods, USA 1 New England Way

Present: Thomas Gibbons, esq., Dexter Preston from Dacon and David Kelly from Kelly Engineering

At 6:16 Mr. Geof Tillotson made a motion to open the hearings, Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

Mr. Mark Archambault gave a brief background of the application stating that the applicant has received a height variance from the ZBA. Mr. Archambault stated that he reviewed the application for completeness but did not complete a detailed Planner Report for the Board this evening. Also, the traffic report was not reviewed and the Department of Public Works Director, Dan Van Schalkwyk is on vacation so stormwater has not been reviewed at this time. Mr. Archambault did state that the Board can move forward with the hearing and get an overview of the project from the applicant, but the hearing will need to be continued for the next meeting.

Attorney Thomas Gibbons introduced the representatives for the project and mentioned that they are before the Board this evening for a Site Plan Review, Special Permit for work within the Aquifer Overlay District and Stormwater Management Permit for a proposed addition to the existing Nasoya, a tofu production company on New England Way. Attorney Gibbons stated that there are currently around 115 employees at the company over three shifts, and after the expansion they are expecting to hire another 30. Recently the applicant received a height variance from the Zoning Board of Appeals for the cooling towers that are part of the proposed expansion. Attorney Gibbons stated that as part of the applications before the Board this evening the applicant is also looking for a waiver to the parking requirement.

Mr. David Kelly, an Engineer from Kelly Engineering, went over the details of the proposed expansion for the Board. Mr. Kelly stated that there will be no impact on the traffic as the plant operates on three shifts. Mr. Kelly went over the existing conditions of the site including current traffic flow, property details and wastewater management. Mr. Kelly stated that the expansion will include more cold storage on site and went over the elevation of the cold storage and the details of the office space, loading area and the addition of more landscaping on site. Mr. Kelly mentioned that due to the zoning there is a high parking requirement which they are requesting a variance from. There are a total of 187 parking spaces on site which will meet all the needs of the current and future employees.

Mr. Kelly went over some of the details for Stormwater Management stating that there will be an increase in impervious area but there will be less pavement on site. They will use the existing stormwater system to flow into existing drainage.

The Board had a few questions on the Stormwater system, including roof runoff, and meeting new compliance requirements.

Mr. Archambault mentioned that Mr. Dan Van Schalkwyk, Director for the Department of Public Works has not submitted his comments on the site at this time and typically reviews the Stormwater Management for the Board.

Chairman Kranz asked about the timeline for construction.

Mr. Preston mentioned that once all the permits are approved, they hope to begin work in April of 2023 with completion by the end of the year, pending building material supplies.

Mr. Ken Diskin had several comments on the proposed project including a question on the side setback for the addition which will be addressed on revised plans and a request for granite curbing along the front of the building.

Mr. Nathan King also had a few questions on the proposed project including truck parking and snow storage.

Mr. Preston went over the details for the truck traffic on site and stated that there was a detailed snow storage plan included in the site plans.

At 7:27 PM Mr. Geof Tillotson made a motion to accept the application for Site Plan review, Special Permit and Stormwater Management permit and plan set for 1 New England Way dated November 11, 2022, for consideration. Mr. Ken Diskin seconded. No discussion. Unanimous vote to approve. (5-0-0)

The Chair opened the meeting for public input.

Conservation Agent, Heather Hampson mentioned that the majority of her questions regard the Stormwater management on site and hopes that the Board will review the Stormwater at the next meeting.

Mr. Michael Pattenden, 42 Westford Road, expressed some concerns regarding the view from the street looking into the property. Mr. Pattenden requested that some trees be planted on site to help with the view from the street.

The Board will schedule a site visit on Thursday the January 5th at 8:30 AM, if they are unable to keep that date, they will inform Mr. Archambault.

At 7:40 PM Geof Tillotson made a motion to continue to January 10, 2023, Ms. Julie Murray seconded. No discussion. Unanimous vote to approve. (5-0-0)

Town Planner Update

Mr. Archambault mentioned that he will be getting the RFP together this week and has been busy catching up with items this week.

Mr. Tillotson asked to get an update on the larger projects for the next meeting including the three OSRD and any other projects that may be coming or under construction.

Minutes October 11, 2022

At 7:48 PM Mr. Geof Tillotson made a motion to approve the minutes from the October 11, 2022 meeting minutes as amended. Mr. Nathan King seconded. No discussion. Unanimous vote to approve. (3-2-0), Ms. Julie Murray and Ken Diskin abstained.

Old and New Business

Mr. Tillotson said the MRPC DLTA grants first round opened on December 14th and the second round opens in January.

Meeting Adjournment

At 7:54 PM Mr. Geof Tillotson made a motion to adjourn.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval

6/13/23
Date

Planning Board Chairman (Jonathan Kranz)


