



Town of Ayer  
**Planning Board**

Ayer Town Hall – 1 Main Street – Ayer, MA 01432 – 978-772-8220 x 144

**RECEIVED**  
APR 17 2024  
TOWN OF AYER  
TOWN CLERK

*(Signature)*  
3:15pm

**Tuesday April 23rd, 2024, at 6:15pm**  
**Hybrid Meeting Agenda**

*This meeting/hearing of the Ayer Planning Board will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation via Zoom is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in a specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. This meeting will be live on Zoom. The public may access the proceedings by joining Zoom (**Meeting ID# 833 6548 0732**) or by calling (**929-205-6099**). For additional information about remote participation, please contact Danny Ruiz, Town Planner at [druiz@ayer.ma.us](mailto:druiz@ayer.ma.us) or 978-772-8220 ext. 144 prior to the meeting.*

6:15pm **Call Meeting to Order**

**1. General Business**

- Approve Agenda

**2. Public Meeting**

- **1 New England Way (Map 17, Lot 18)** – Minor Modification of a Site Plan Decision – Applicant: Tetra Tech – Owner: Nasoya Foods USA, LLC – **Proposal:** Reduction of the previously approved building footprint expansion. The applicant is proposing to reduce from the previously approved 192,213 SF to 177,092 SF and all other site development will remain as previously approved.

**3. Public Hearing**

- **33 Third Street (Map 34, Parcel 136)** – Site Plan Review & Major Stormwater Management Permit – Applicant Dan Aho, Aho Development. - **Proposal:** The applicant proposes to demolish the existing two-family dwelling and construct three (3) new single-family homes, each on their own lot. Each house will connect into town sewer, water, and gas services. Sub-surface infiltration is proposed to accommodate runoff from impervious surfaces on each lot. (Continued from 4/9/24)
- **91 Groton Harvard Road (Map 13, Lot 8)** - Application: Site Plan Review & Major Stormwater Management Permit - Applicant: North Atlantic Concrete - Proposal: Demolition of an existing warehouse/office building and replacing it with a commercial building while maintaining the same existing uses on site.

\*All meetings are held at Town Hall unless posted otherwise. Order of agenda items may change without notice. Amendments may be made to the agenda to include any emergency or time sensitive material that was unforeseen at the time the agenda was posted. All meetings are subject to video recording.

**4. Administrative Matters**

- Project Status Update

**5. Meeting Minute Approval**

- None

**6. Adjournment**