

PLANNING BOARD
Town of Ayer
1 Main Street, Ayer, MA 01432
Tel: (978) 772-8220 ext. 144 | Fax: (978) 772-3017 |
Planning@Ayer.MA.US

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FEB 23 2023

TOWN OF AYER
TOWN CLERK

11:35am



February 28, 2023

****6:15 PM****

Open Session Meeting of the Ayer Planning Board

Agenda

Meeting in person at Ayer Town Hall, One Main Street, Ayer, MA

6:15 PM **Call to Order**

General Business

Approve Agenda
Covenant/Bond Releases

Special Permit (fabrication & welding in the Gen. Bus. district) and **Site Plan** public hearings (change of use) for 'American True Merit' at 1 Bishop Road.

Continued Site Plan, Special Permit (Aquifer Overlay District) and **Stormwater Permit hearings** - Nasoya Foods USA, 1 New England Way, for a proposed major addition to the manufacturing plant building, with related site improvements.

Site Plan public hearing – Seal Harbor Companies, Central Fire Station, 14 Washington Street, for conversion of the interior space into five (5) residential apartments and a 2-story addition on the south side of the building.

Town Planner Update

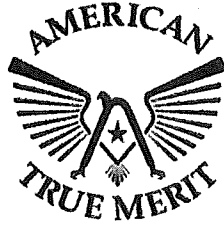
Meeting Minutes, review and approval – As may be available.

Administrative Announcements

Old Business / New Business

Adjourn

*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.



American True Merit

38 Turner Road
Townsend, Ma 01469
978-955-7575

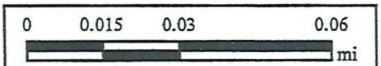
Planning Board
Town of Ayer
1 Main Street
Ayer, Ma 01432

American True Merit has purchased the commercial property and building at 1 Bishop Road in Ayer Ma 01432 (closing is scheduled for January 20, 2023). The building was previously occupied by Ultimate Car Care, an auto detailing business. The building was built in 1992 and is 5,840 square feet. The lot size is .99 acre and there are 10 parking spaces. We are mechanical contractors; we specialize in process and utility piping and welding services including orbital welding. We work with a lot of stainless and carbon steel. We will use the building for office space and a fabrication shop. We are a growing small business, with 8 employees. Most of our work is done at customer sites. Office hours of operation will most likely be 8:30am– 3:00pm. We will be receiving some truck deliveries.

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

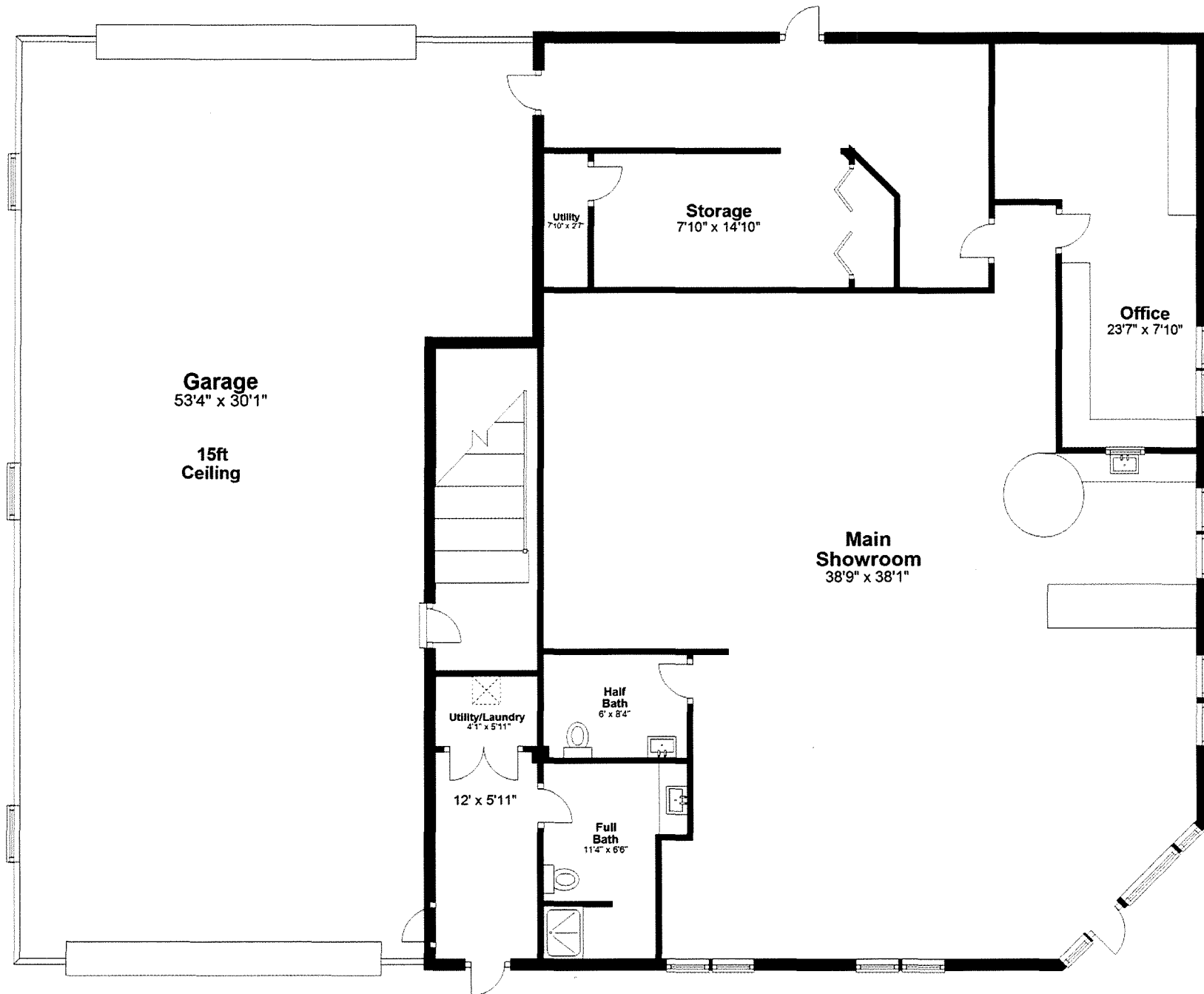


DISCLAIMER: The Assessor's data were developed for tax valuation purposes only and are not derived from legal surveys or legal descriptions. The Town of Ayer & the MRPC explicitly disclaims any representations and warranties as to the accuracy, timeliness, or completeness of the Assessor's data. The 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 offices 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.



1 Bishop Road, Ayer, Massachusetts

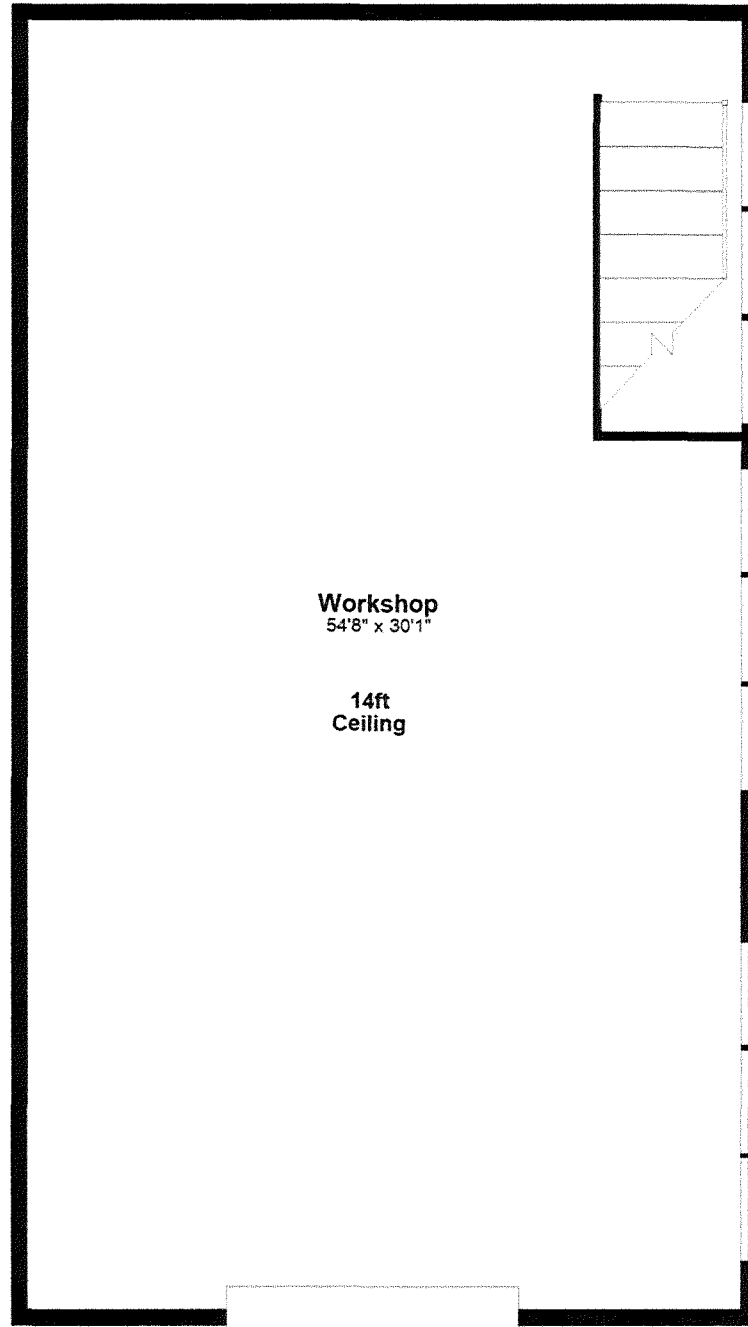
Ground Floor - Approx. 2210 sq. ft.



Room sizes and square footage estimates are approximate.

1 Bishop Road, Ayer, Massachusetts

Workshop - Approx. 1643 sq. ft.



Town of Ayer

Office of the Town Planner



Town of Ayer | Ayer Town Hall | 1 Main Street, 3rd Floor | Ayer, MA 01432 | 978-772-8218 | www.ayer.ma.us

Staff Report

Prepared by Mark Archambault, Ayer Town Planner

Date: February 24, 2023 for February 28, 2023 Planning Board meeting

Site Location / Zoning District(s): General Business - GB

Assessor's Map and Parcel Numbers: Map 19, Lot 199

Tract or Parcel Size Undergoing Development: .99 acre.

Type of Application: Special Permit (change of use to enclosed manufacturing) and Site Plan

Other Permits needed: Sign permits – see Building Commissioner

Applicant: American True Merit

Landowner if different from Applicant: ---

Engineer or Surveyor: Self application

SUMMARY / KEY POINTS FOR THE PB TO CONSIDER:

The applicant is proposing to operate a mechanical contracting operation out of the premises, a pre-existing building at 1 Bishop Road. The specific operations include process and utility piping and welding. This falls under Item 6.2 in the Table of Use Regulations, '*enclosed manufacturing, processing, assembly and fabrication*', which requires a **Special Permit** to operate in the General Business (GB) district.

Any use that requires a Special Permit also requires **Site Plan review** per AZB section 3.5.4 A. 1 and 4. The applicant will be operating entirely in the existing building. No new building or significant site work is being proposed at this time. There are eight (8) employees and hours of operation are from 8:30 am – 3:00 pm. There will be some truck deliveries, though most will not involve tractor trailers.

Given the relatively minor nature of the application, the Town Planner requested that the PB Chair and Vice-Chair join him in a meeting with the applicants in order to go over what would be sufficient in terms of plans to submit, given that hiring a surveyor or engineer is not warranted when no new building or site work is being proposed. The result is a mark-up of the most recent 'Plot Plan' with addition of scale, title block and signature block. If any additions or site work outside of that shown on the current plot plan is ever anticipated, then the owner / operator would need to file for a Site Plan modification with a new fully surveyed or engineered Plan.

Given the small scale of the business and limited impacts from re-use of an existing building, I recommend that the Planning Board first FIND that the criteria for granting of a Special Permit per section 3.4.B and Site Plan criteria per section 3.5.4 A. 2 have been satisfactorily met.

Then the Planning Board may entertain separate motions to approve first the Special Permit and then the Site Plan with the standard general conditions that apply to all Site Plan approvals.

Location and Surrounding Neighborhood



The subject lot is # 19-199 above.

I. Interdepartmental Review Comments

DPW: “No concerns from DPW”

Assessor’s: ‘Approved’

Tax Collector: ‘Approved’

Building Comm.: ‘Approved’

Board of Heath: ‘Not within the purview of the BOH’.

Conservation Agent: “Since there are no outside modifications, the Commission has only one comment which is that parking and the staging of vehicles and items on site do not encroach onto resource areas”.

Fire Department: “The Fire Department will designate a hot works area if welding occurs on premises”.

II. Applicable Zoning, Site Plan and/or Subdivision Regulations

a. Plan Completeness: Given the relatively minor nature of the application, the Town Planner believes the Planning Board has the necessary information to complete its review of the proposal. Therefore, it can be deemed 'complete' for purposes of starting consideration.

b. Needed Reviews, Approvals and Permits:

Other than the Special Permit and Site Plan being requested, it is possible that a sign permit may be necessary. The applicant is encouraged to contact the Fire Department given their comment on designating a 'hot works area'.

III. Recommendations

a. Recommended Planning Board action: I recommend that the Planning Board make separate motions to first **approve** the Special Permit and then the Site Plan for American True Merit at 1 Bishop Road.

b. Recommended Planning Board Findings:

Special Permit: I recommend that the PB **FIND** that the Special Permit approval criteria found in AZB section 3.4. B have been met by this application.

Site Plan: I recommend that the PB **FIND** that the Site Plan approval criteria found in AZB section 3.5.4.2 have been met by this application.

c. Recommended Planning Board Conditions: In addition to the General Conditions that apply to all Site Plan approvals (*attached separately*), I recommend that the PB consider the following **Special Conditions**:

1. If any additions or site work outside of that shown on the current plot plan is ever anticipated, then the owner / operator would need to file for a Site Plan modification with a new fully surveyed or engineered Plan.
2. Other?