



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

RECEIVED
MAR 10 2023
TOWN OF AYER
TOWN CLERK
8:30am

March 14, 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

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 and Special Permit public hearing – Seal Harbor Companies, Central Fire Station, 14 Washington Street, for conversion of the interior space into five (5) residential apartments, one unit of commercial office space 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.

Application for Special Permit

14 Washington Street
Ayer, MA

Received

March 2023

MAR 9 2023

Town of Ayer
Planning Board

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

Submitted by:
Seal Harbor Companies, LLC
179 Great Road, Suite 212
Acton, MA 01720

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

Project No:
221065



Table of Contents

Narrative with Special Permit & Waiver Request

Special Permit Applications

Parking Management Plan

Appendix

Assessor's Map

Locus Map - USGS Quad

Letter of Agent Authorization

Certified List of Abutters (300 ft)

Attachments

"Mixed-Use Development - 14 Washington Street, Ayer, MA"

Prepared for Seal Harbor Companies, LLC by Goldsmith, Prest & Ringwall, Inc.

Dated January 2023 (Revised 3/3/2023)

Fee Checks



Civil Engineering • Land Planning • Land Surveying

Engineering Solutions
for Land & Structures

March 7, 2023

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

**Subject: 14 Washington Street
Site Plan/Special Permit Application Narrative**

Dear Board Members:

On behalf of our client, Seal Harbor Companies, GPR hereby submits a Special Permit Application for the project site at 14 Washington Street, the former Ayer Central Fire Station. The Applicant proposes to convert the former Ayer Central Fire Station into five (5) multi-family two-bedroom apartments and one unit of commercial office space.

The existing 0.2± acre lot is in the Downtown Park Street Form Based Code (DPSFBC) zoning district (still referred to as the Downtown Business District in much of the older sections of the Bylaw).

I. BUILDING IMPROVEMENTS

The portion of the existing structure on the property to remain is the original 4,904± sq. ft. brick firehouse including the flat-roofed addition on the north side of the building. The existing non-brick garage addition of 1,420± sq. ft on the southern side of the building is to be removed.

A new 2-story addition is planned on the south side of the original brick firehouse building that will add space for residential use. This addition will occupy a roughly 990 sf footprint on the site, a reduction of nearly 430 sf from the previous addition that is being removed. The existing firehouse building plus the planned addition occupies 5,891 sf, roughly 63% of the total 9,410 sf parcel area. The available site area on the south side of the building will be used for walkways, green space and will be where a subsurface drainage facility is located.

Goldsmith, Prest & Ringwall, Inc.

The five (5) two-bedroom residential units will be served by seven (7) parking spaces including two (2) visitor spaces. The seven parking spaces provided will be in front of the building directly off Washington Street. These parking spaces will be pavers or other decorative paving material, not bituminous concrete asphalt. This leaves open lawn space in front of the building and allows its façade to be more properly displayed.

The two garage bay doors facing Washington Street will be permanently sealed with no pedestrian access and will become fixed windows. One (1) existing pedestrian access door facing Washington Street, currently accessed by concrete stairs and stoop, will be retained and improved. An existing at-grade pedestrian access door facing north will also remain. Two (2) additional pedestrian access doors will be added to access the new addition on the south side of the building.

II. ZONING RELIEF (SPECIAL PERMIT REQUIRED)

The proposed conversion of the non-residential use to a mixed-use building is not referenced in the Table of Use Regulations. However, the Planning Board may believe the proposed residential use could require two special permits as referenced in Section 5.2 of the Zoning Bylaw. Applications for each possible Special Permit are attached. We hereby request any Special Permits or waivers the Planning Board may feel is required under this Bylaw.

SPECIAL PERMIT #1: Section 5.2.1.5 Table of Use Regulations

The project involves converting the building from a previous non-residential use to a mixed-use building with five residential units. Section 5.2.1.5 of the Table of Use Regulations refers to a *“Conversion of a non-residential or mixed-use building to a multi-family dwelling.”* A dwelling is defined in the Zoning Bylaw as *“A building that contains one or more dwelling units...”* With the section also specifically referring to a mixed-use building as being different than a multi-family dwelling, this can be interpreted as a dwelling encompassing the entire building and the project would not be subject to this section. The proposed conversion of the structure into a mixed-use building is also in keeping with intent and purpose of Section 10.4.14 of the DPSFBC. Key features of the T.5 Downtown Traditional Center are *“Preservation of Downtown Ayer’s existing residential, commercial & mixed-use historical buildings & building fabric,”* and *“Commercial on street-level with Residential Dwellings in upper-stories.”* Both features are being proposed for the project and in so doing should be considered as a permitted use, not requiring a special permit. However, since the proposed conversion of a historic non-residential building into a mixed-use building is still not clearly defined in the Zoning Bylaw, a special permit required for this section is at the discretion of the Planning Board.

SPECIAL PERMIT #2: Section 5.2.1.7 Table of Use Regulations

This section of 5.2 Table of Use Regulations refers to a special permit being required for a *“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 used for commercial uses.”* There are two residential units being proposed on the ground floor that this section applies to. Each unit will have ADA accessible routes to the building and their respective parking areas. The

doorways for these units will be located on the sides of the building, with the existing concrete stairs in the front servicing the proposed commercial use. In consideration that the project is in line with the vision, intent & purpose of Section 10.4.14 of the DPSFBC as previously referenced, a special permit as required by Section 5.2.1.7 shall be granted by the Planning Board.

III. PARKING RELIEF (WAIVERS REQUIRED)

Due to the historic nature of the building and the previous use of parking in front, we believe that the modification to the parking shall qualify as an existing non-conforming parking use which will require waivers from Section 9.1, specifically regarding the minimum number of parking spaces, the location and the landscape requirements. Section 9.1.10.A specifically gives the Planning Board the ability to waive any of the requirements of Section 9.1 for compelling reasons. Since the project involves restoring the historic building, on-site parking for the proposed residential use is restricted to the present space available and certain site design regulations cannot be met as required in the Zoning Bylaw. Demolition of the historic firehouse would be needed if the parking requirements of Section 9.1 were to be fully applied and complied with. We respectfully request the following waivers as outlined below.

WAIVER REQUEST #1: Section 9.1.2 Off-street Parking Requirements

This section of the Ayer Zoning Bylaw refers to the minimum number of off-street parking spaces required for each use. The project is proposing five (5) two-bedroom units, which would require a total of eleven (11) parking spots as outlined in Section 9.1.2.A.2. Due to the existing siting of the building and lot constraints, this number of parking spaces is not possible. The largest attainable amount of parking that can be located on-site is nine (9), where some parking spots would be blocking view of the fixed windows in the front façade. The project is modifying the parking area to contain a total of seven (7) spaces, where each unit will have a designated parking space, with two spaces reserved for visitors and ADA compliance (if requested). The parking spaces will be located to the front sides of the building, which will not block the view of the fixed windows in the front façade. This layout is more desirable than trying to provide the maximum allowable parking on-site and is more aligned with the vision and intent of the DPSFBC, and with the Town's desire to preserve the view of the firehouse. Therefore, we respectfully request a waiver of this requirement.

WAIVER REQUEST #2: Section 9.1.5 Off-street Parking Design Standards

Section 9.1.5.C.1 refers to the required parking being located behind or beside the principal structure on the lot. It states further that, "*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...In no event shall the Planning Board grant a special permit to locate more than fifteen (15) percent of the required off-street parking spaces in front of a principal building.*" All available on-site parking during the previous use as a fire station was in the front of the building. This parking area isn't being relocated for the proposed modification, since there is no other location in the back or the sides of the building that could provide parking. The parking area predates the Ayer Zoning Bylaw and therefore, doesn't conform to these requirements. We respectfully request a waiver of this requirement.

Section 9.1.5.C.2 states that. "...no parking space shall be located within eight feet of a building wall or ten feet of a lot line." Again, the vehicles parked there during the time it was a fire station were closer to the building and front lot line than what the regulation calls for. There is no other area on-site to park vehicles. The parking modification will provide improvements to the area by delineating the spaces and providing sidewalk access between the building and the vehicles. This will provide safer access for pedestrians walking to the commercial business and the tenants living in the building. Therefore, we respectfully request a waiver of this requirement.

WAIVER REQUEST #3: Section 9.1.6 Landscaping and Lighting Requirements

Due to site constraints, providing landscaping according to this section of the Bylaw would not be possible. Landscaping in the form of grass, perennials, and vegetative ground cover is proposed in areas where there isn't parking or sidewalk access. The grass area separating the parking area in front of the garage bay windows will serve as a snow storage area during the winter months. Site lighting shall be provided by wall sconces above all exterior doorways. In combination with the existing street lighting, this should be adequate for security at night. Therefore, we respectfully request a waiver of this requirement.

WAIVER REQUEST #4: Section 9.1.7 Pedestrian Accommodation

Clearly defined pedestrian connections between parking spaces and building access will be provided by concrete sidewalks. Section 9.1.7.C.2 calls for a four (4) ft wide continuous landscape strip between the sidewalk and right-of-way line of the street. Providing a 4 ft wide landscape strip along the lot frontage would leave no room for parking due to site constraints. As previously stated, landscaping is being provided to the maximum extent practicable. Therefore, we respectfully request a waiver of this requirement.

The waiver relief requested above is required to allow this project to move ahead. A Parking Management Plan (PMP) is also provided for consideration by the Planning Board per Section 9.1.10.C.3. The PMP shall be implemented once Planning Board approval is received, and occupancy of the building has been established.

IV. SITE DESIGN

We have tried to meet the requirements of the bylaw to the maximum extent possible. We have located the seven (7) parking spaces provided in front of the existing building but avoiding the overhead door bays as requested by the Town. This then allows us to provide a maximum of 7 parking spaces in front of the building, which gives one space for each of the apartments, with one space dedicated to visitors parking, and one space dedicated for ADA van parking should that become necessary. According to the Massachusetts Architectural Access Board and 521 CMR 10, this specific development does not require accessible parking unless an incoming apartment resident request it. The paving and ramp slopes are designed to accommodate such a future accessibility conversion. In the meantime, these 7 parking spaces will be available for apartment renters and visitor use. The commercial tenant and its patrons will have to find parking elsewhere in the downtown area as contemplated by the bylaws.

Onsite concrete sidewalks will provide pedestrian access from parking areas to the three pedestrian entrances into the building. Existing utility service connections to the building for water, sewer, natural gas, electric power and telecommunications will be used for the five (5) new apartments and the commercial space.

The existing bituminous concrete walkway along the Washington Street frontage will be upgraded to a concrete walk between the development and the southbound lane of Washington Street. The new concrete walk will be separated from Washington Street by variable height vertical granite curbing. (The granite curbing has already been installed by the Town, although it may require some adjustment.)

V. DRAINAGE

Impervious surfaces on the site under current conditions cover 94% of the site, 67% of which is the building footprint, and 27% of which is pavement and walkways. Under the proposed plan, we would reduce that impervious coverage by roughly 931 sf, or 10% of the site area. This will largely be due to the removal of pavement in front of the garage doors to the old firehouse and replacing with loam, grass seed and landscape plantings there and along newly configured walkways to the north and south of the building.

The current drainage patterns are such that most of the east side pavement drains to the street to be handled by the town drainage system, which will continue. The roofs drain onto the site itself between the surrounding buildings, with much of that drainage flowing to the immediately adjacent paved parking area to the south. Our site plan proposes capturing as much of that roof drainage as possible and directing it to underground recharge chambers to the south of the building as shown on the plans. While this is unlikely to mitigate all drainage off the roofs, it will certainly reduce the runoff reaching the abutting parking lot in most storms.

We look forward to discussing the application with the Board. Should the Board need any additional information or materials, please contact our office.

Sincerely,
Goldsmith, Prest & Ringwall, Inc.



David Guerra, Project Engineer

Copy to: client
 221065



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

Tel: (978) 772-8218 | Fax: (978) 772-3017 | 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: Seal Harbor Companies, LLC
Address 179 Great Road, Suite 212, Acton, MA 01720
Telephone 978-881-47788
E-mail mgallagher@seal-harbor.com

Applicant is (check one) Owner Tenant Licensee Prospective Buyer

2. AGENT FOR OWNER (if applicable): Goldsmith, Prest & Ringwall, Inc.
Address 39 Main Street, Suite 301, Ayer, MA 01432
Telephone 978-772-1950
E-mail cgoldsmith@gpr-inc.com

3. PREMISES FOR WHICH SPECIAL PERMIT IS SOUGHT:

Street 14 Washington Street
Between Main Street and Cambridge Street
Middlesex South District Registry of Deeds Book 79565 Page 551
Ayer's Assessor's Map 26 Parcel(s) 184
Zoning District (circle one) A-1 A-2 GR GB **DB** LI HI
Water Overlay District (circle one) Zone I 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
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- _____ 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
- _____ Other _____

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

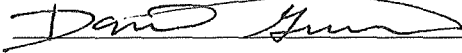
information follow the specific item listed below:

- _____ 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 __Aquifer Overlay District__

SIGNATURE OF OWNER/PETITIONER _____

Date _____

SIGNATURE OF AGENT FOR OWNER (if applicable)

 _____

Date 3/8/23 _____

RECEIVED BY THE AYER TOWN CLERK: Date _____



PLANNING BOARD

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- 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 _____

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- _____ 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:

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- a. Narrative of no fewer than 200 words describing the proposed use; and
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- _____ 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 _____

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- 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 Section 5.2.1.5 Conversion of a non-residential or mixed-use building to a multi-family dwelling

8. APPLICATION FOR MIXED USE TRANSITIONAL (MUT) DISTRICT:

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- Artist studio and residence (live/work space) authorized at Section 5.2.5.8
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- 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
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- Accessory uses, if accessory to a special permitted use authorized at section 5.2.6.6
- Other _____

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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 ___Aquifer Overlay District___

SIGNATURE OF OWNER/PETITIONER _____

Date _____

SIGNATURE OF AGENT FOR OWNER (if applicable)

Dan Gunn _____

Date 3/8/23 _____

RECEIVED BY THE AYER TOWN CLERK: Date _____

Parking Management Plan

14 Washington Street

Ayer, MA

This Parking Management Plan shall be implemented upon occupancy of the five (5) residential units. By being located within the Downtown/Park Street Form-Based Code District, the building can accommodate for multi-modal transportation. All on-site parking shall be provided to the tenants of the residential units. No parking shall be reserved for the business/commercial use.

Parking

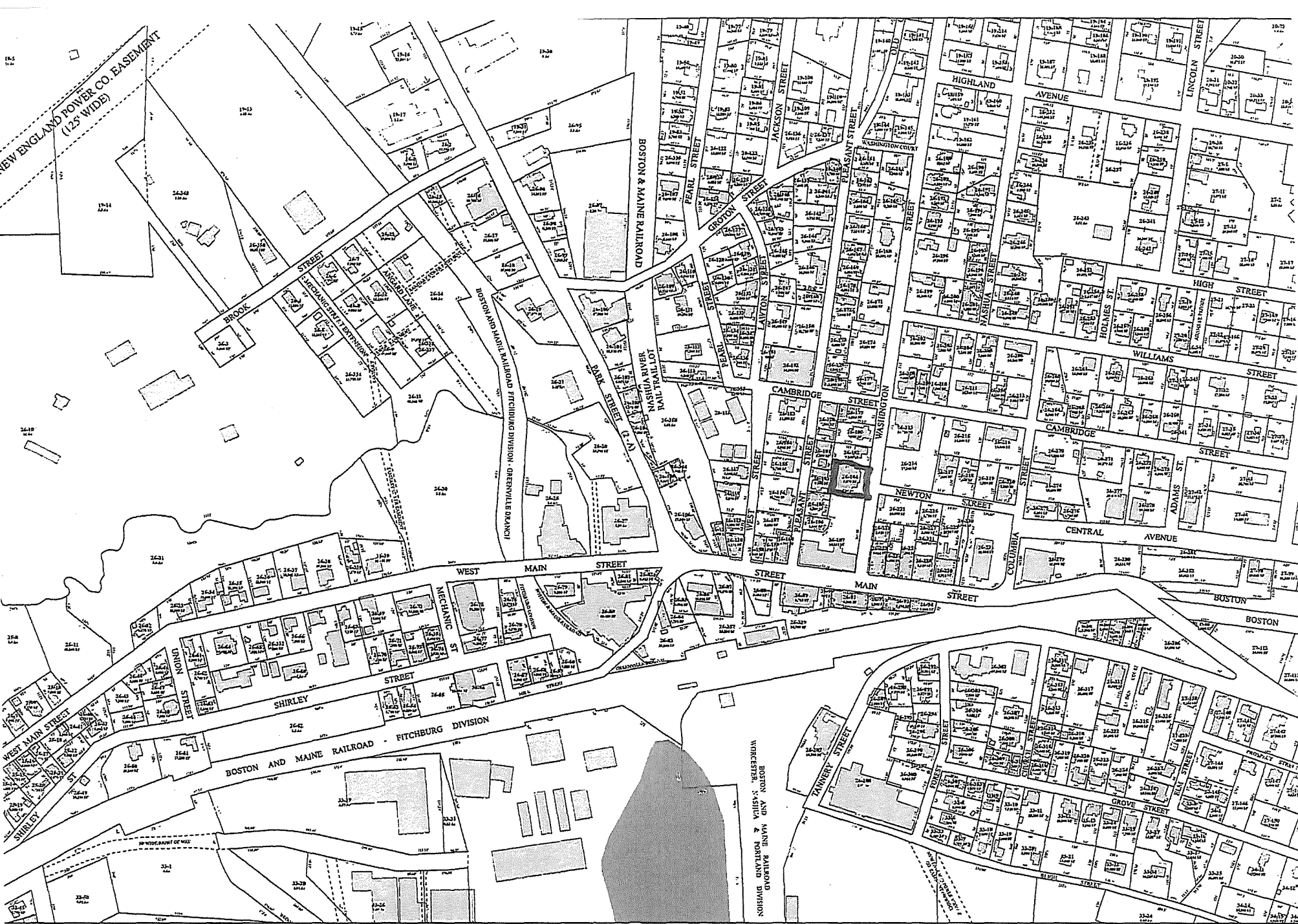
- Each two-bedroom unit will be assigned one (1) parking spot, designated within the Tenant Lease Agreement.
- Two (2) parking spots will be designated for visitor parking only.
- One visitor parking spot will become ADA van accessible, should that be necessary for an incoming tenant.
- All tenants will be made aware before signing of the lease that there is only one parking space available per unit for on-site parking. The building owner will be the occupant of the single commercial unit, and as such will be able to monitor the use of the parking spaces by the tenants.

Bicycle & Public Transit

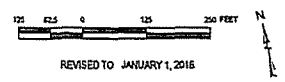
Tenants are encouraged to use other modes of transportation whenever possible.

- A bicycle rack is located outside of the building, by the northern visitor parking space. This rack can accommodate a minimum of three (3) bicycles.
- The Ayer Rail Station which provides access to the Fitchburg line of the Commuter Rail which extends into Boston proper, is located approximately 3 minutes walking distance away from the building.

APPENDIX



PREPARED BY:
 Massachusetts Regional Planning Commission
 GIS Department, June 2018
 464 Albany Avenue
 Lowell, MA 01852
 Phone: 978-462-2716
 Email: map@mrpc.org

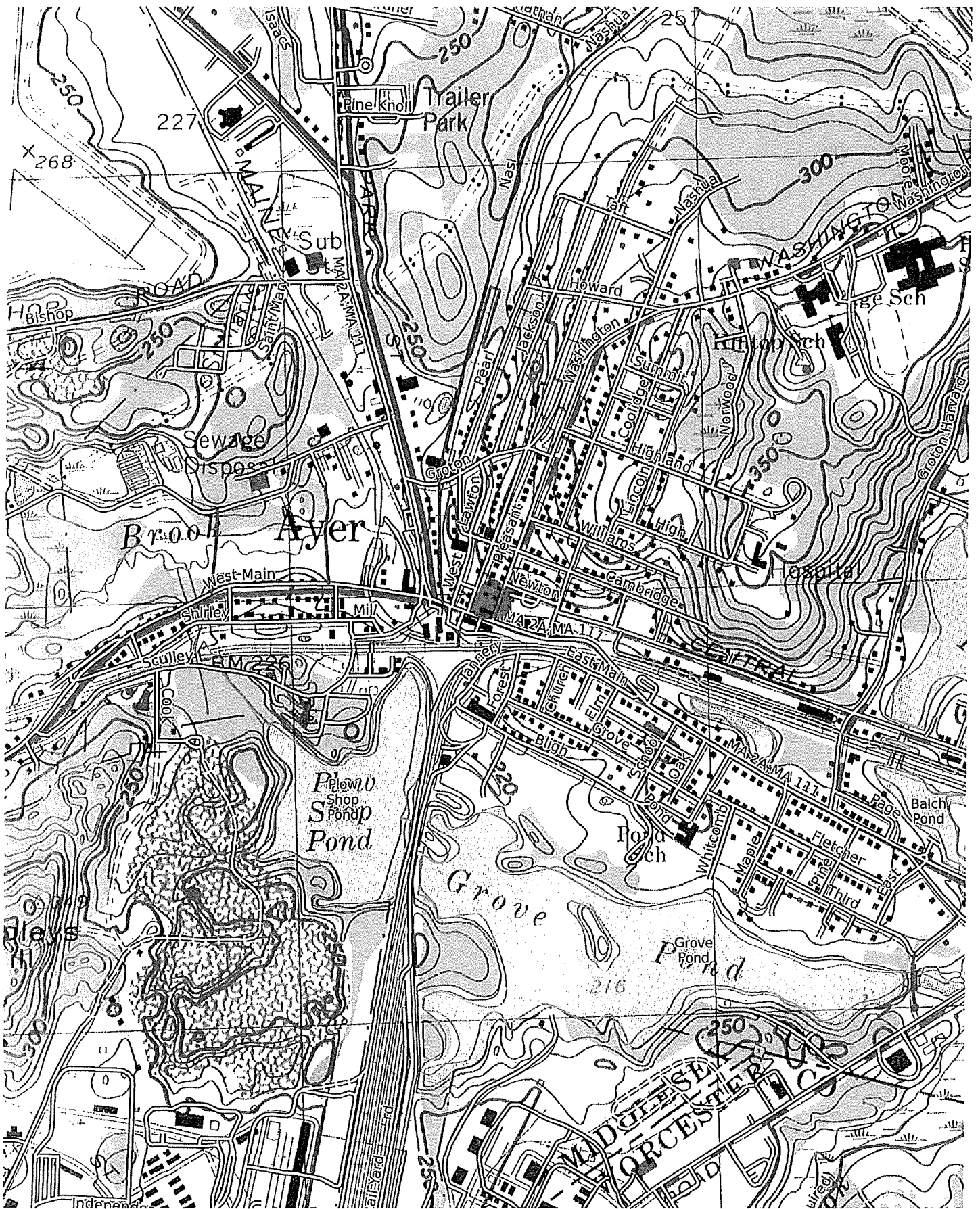


AYER, MA
 01432 - COMMUNITY ID 019
ASSESSOR MAPS

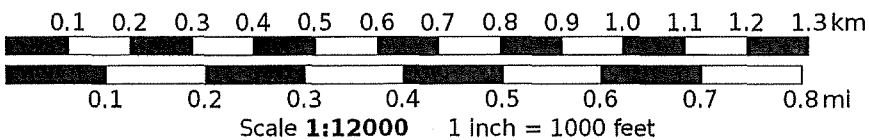
| | | |
|----|----|----|
| 18 | 19 | 20 |
| 25 | 26 | 27 |
| 32 | 33 | 34 |

- Legend**
- Partial Boundaries
 - Easements
 - Tidelands
 - Water
 - Buildings

Through maps and they are not intended for use in any other way. The information is provided for informational purposes only and is not intended to be used as a legal document.
 The Town of Ayer, the MRPC, neither warrants nor represents the accuracy, completeness, or timeliness of the map project or the data. The MRPC and its employees are not liable for any errors or omissions in the data or for any damages, including consequential damages, arising from the use of the map project or the data. The Town of Ayer, the MRPC, or their officers or employees are not liable for any losses or damages, including consequential damages, arising from the use of the map project or the data. The Town of Ayer, the MRPC, and its employees are not liable for any losses or damages, including consequential damages, arising from the use of the map project or the data.



Mercator Projection
 WGS84
 USNG Zone 19TBH
 CalTopo



MN
 -14°

January 11, 2023

**Subject: 14 Washington Street, Ayer, MA
Tax Map 26, Lot 184**

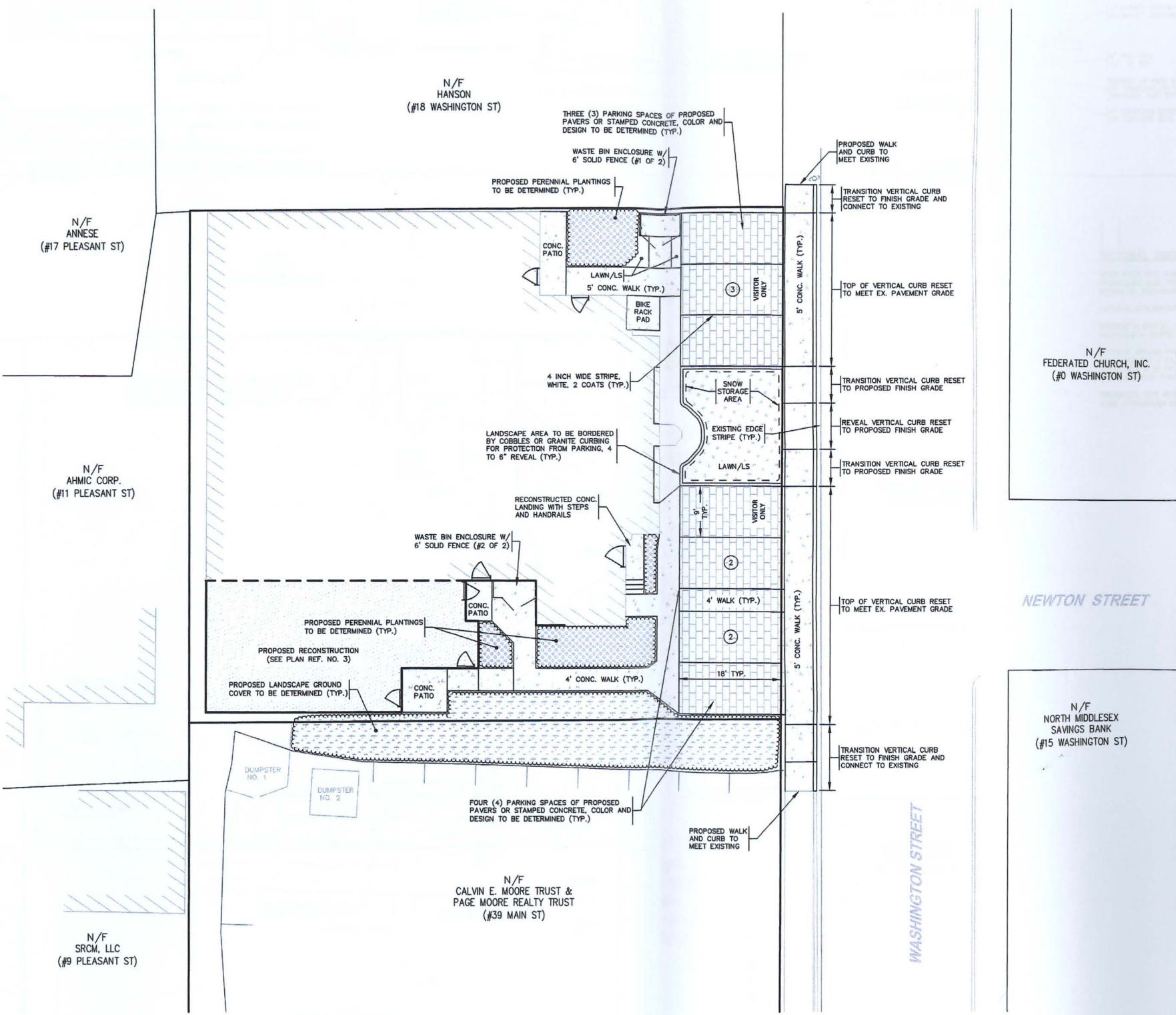
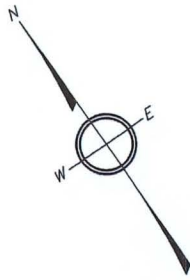
To Whom It May Concern:

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 Mixed-Use Development at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

Mark Gallagher
Seal Harbor Companies, LLC
179 Great Road, Suite 212
Acton, MA 01460

Copy: Goldsmith, Prest & Ringwall, Inc.
file



POTENTIAL LANDSCAPE PLANTINGS

- GROUND COVER**
- Creeping Juniper (*Juniperus horizontalis*)
 - Bearberry (*Arctostaphylos uva-ursi*)
 - Creeping Phlox (*Phlox stolonifera*)
- PERENNIALS**
- Shasta Daisy (*Leucanthemum x superbum*)
 - Garden Phlox (*Phlox paniculata*)
 - Black-Eyed Susan (*Rudbeckia hirta*)
 - New England Asters (*Aster novae-angliae*)
 - Butterfly Milkweed (*Asclepias tuberosa*)
 - Yarrow (*Achillea millefolium*)
 - Globe Thistle (*Echinops ritro*)

DRAWING ISSUED FOR:

- CONCEPT
- CONSTRUCTION
- PERMIT
- CONSTRUCTION RECORD

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS/AREAS OF CONTRACTOR JURISDICTION.

PER 250 CMR 5.03(13), THE FOLLOWING ARE EXCLUDED FROM THE PROFESSIONAL ENGINEER'S RESPONSIBILITY: ALL BOUNDARY INFORMATION; LOCATION OF EXISTING STRUCTURES, TREES, UTILITIES, TOPOGRAPHY OR SIMILAR FEATURES; DESIGN OF RETAINING WALLS, PROPRIETARY EQUIPMENT. SEE EXISTING CONDITION NOTES.



| NO. | DATE | BY | APP. | REVISION DESCRIPTION |
|-----|----------|-----|------|--------------------------------------|
| 1 | 3/3/2023 | DJC | NMP | REVISE ZONING, PARKING & LANDSCAPING |

GPR Engineering Solutions for Land & Structures

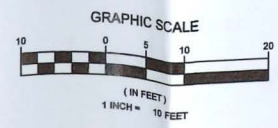
GOLDSMITH, PREST & RINGWALL, INC.
 39 MAIN STREET, SUITE 301, AYER, MA 01432
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
 VOICE: 978.772.1590 FAX: 978.772.1591
 www.gpr-inc.com

**MIXED-USE DEVELOPMENT
 SITE PLAN REVIEW APPLICATION
 SITE LAYOUT & LANDSCAPING**

**14 WASHINGTON STREET
 AYER, MA**

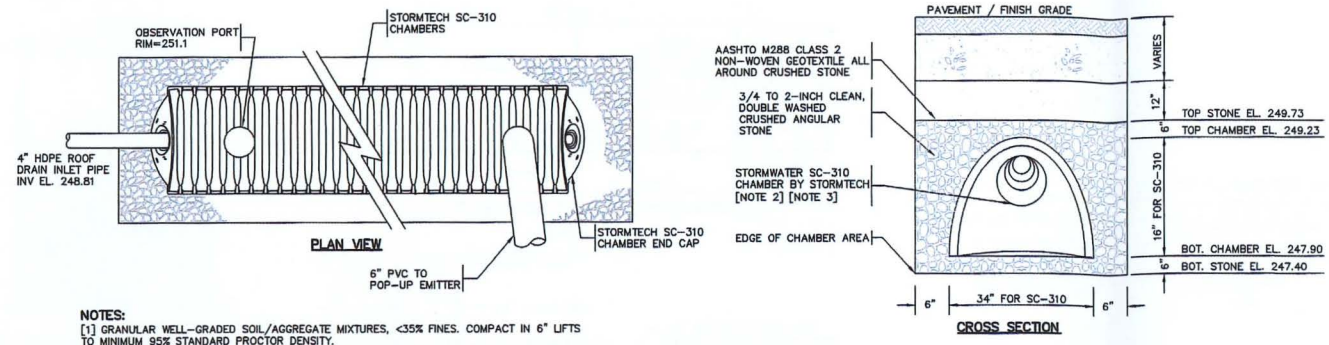
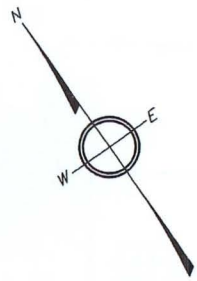
PREPARED FOR:
 SEAL HARBOR COMPANIES, LLC
 179 GREAT ROAD, SUITE 212
 ACTON, MA 01720

| | | | |
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| DES. BY: DJC | DATE: JANUARY 2023 | JOB 221065 | C4.0 |
| CHK. BY: NMP | | | |



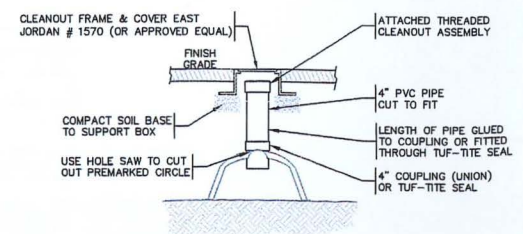
P:\221065\221065\DWG\PERMIT SITE PLAN_REV1-SEAL_HARBOR.DWG 03-08-23 11:25:26 AM - LAYOUT SL & LSCP

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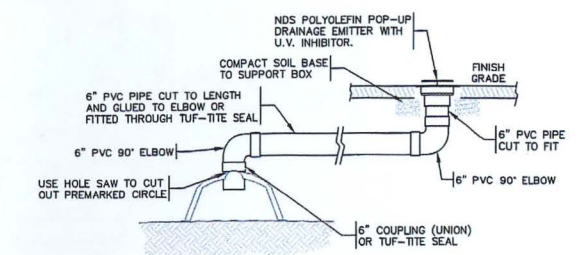


NOTES:
 [1] GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" LIFTS TO MINIMUM 95% STANDARD PROCTOR DENSITY.
 [2] SEE STORMTECH CHAMBER INSTALLATION GUIDE FOR MANUFACTURERS SPECIFICATIONS AND MATERIAL SPECIFICATIONS.
 [3] CONFIGURATION SHOWN MAY NOT BE ACCURATE, SEE SITE PLAN.
 [4] ALL CHAMBERS MAY NOT BE SHOWN, SEE SITE PLAN FOR NUMBER AND CONFIGURATION.

SUBSURFACE INFILTRATION CHAMBER SYSTEM
 NOT TO SCALE



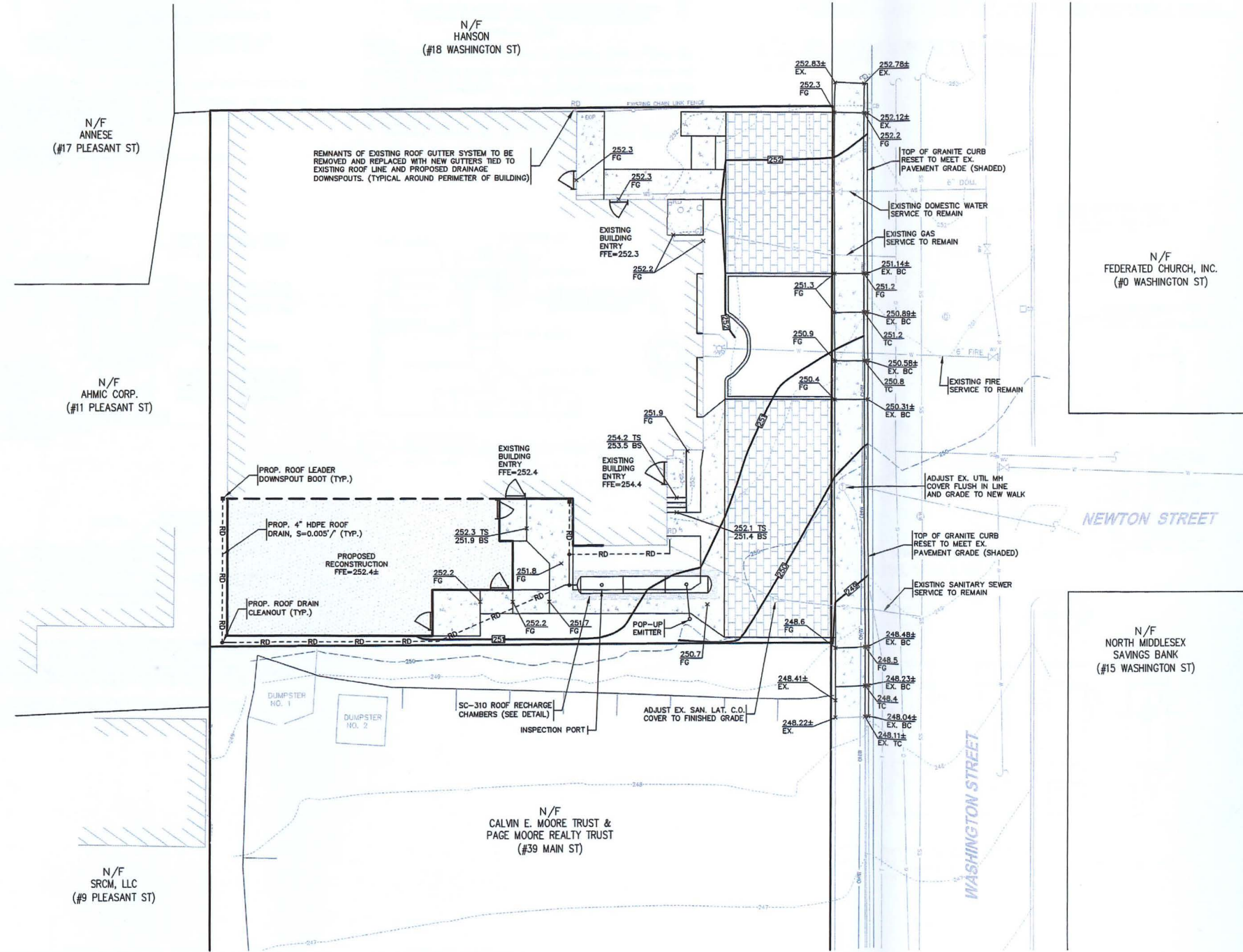
INSPECTION PORT
 NOT TO SCALE



POP-UP EMITTER
 NOT TO SCALE

NATURAL INFILTRATION:

USDA NRCS SOIL SURVEY MAPPED SOIL UNIT OF PROPERTY = CANTON-CHARLTON-URBAN LAND COMPLEX
 HYDROLOGIC SOIL GROUP (HSG) OF MAP UNIT = A
 INCHES OF RECHARGE PER STORM EVENT FOR HSG = 0.60
 NATURAL INFILTRATION VOLUME = HSG RECHARGE VOLUME X (LOT AREA - TOTAL IMPERVIOUS AREA)
 EXISTING = (0.6\"/>



DRAWING ISSUED FOR:
 CONCEPT CONSTRUCTION
 PERMIT CONSTRUCTION RECORD
 THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS/AREAS OF CONTRACTOR JURISDICTION.
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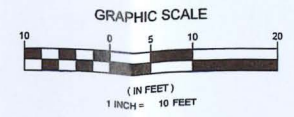
| NO. | DATE | BY | APP. | REVISION DESCRIPTION |
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| 1 | 3/3/2023 | DJG | NMP | REVISE ZONING, PARKING & LANDSCAPING |

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| DES. BY: DJG | DATE: JANUARY 2023 | JOB 221065 | C5.0 |
| CHK. BY: NMP | | | |

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