



PLANNING BOARD
Town of Ayer
1 Main Street, Ayer, MA 01432
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Planning@Ayer.MA.US

10:50am
RECEIVED
MAR 17 2022
TOWN OF AYER
TOWN CLERK

et

March 22, 2022

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

Open Session Meeting of the Ayer Planning Board

Agenda

Due to the ongoing COVID-19 Pandemic, in accordance with Chapter 20 of the Acts of 2021, suspending certain provisions of the Open Meeting Law (OML), public bodies otherwise governed by the OML are temporarily relieved from the requirement that meetings be held in public places, open and physically accessible to the public, so long as measures are taken to ensure public access to the bodies' deliberations "through adequate, alternative means." This meeting will be live on Zoom. The public may participate remotely by joining Zoom (Meeting ID# 833 6548 0732) or by calling 929-205-6099. For additional information about remote participation, please contact Heather Hampson, Administrative Coordinator at hhampson@ayer.ma.us or 978-772-8220 ext.144 prior to the meeting.

6:15 PM

Call to Order

General Business

Approve Agenda
Covenant/Bond Releases – none

- Review, ANR Groton School Road, 1 Parcel, Januskiewicz, David. E. Ross Assoc.
- Review, ANR East Main Street, 1 Parcel, Roger McPadden, David E. Ross Assoc.

- Public Hearing, Zoning Bylaw Amendment – Light Industrial district correction
- Public Hearing, Zoning Bylaw Amendment - Definition section of the Ayer Zoning Bylaw, including new definition of multi-family housing, dwellings and re-ordering of listed definitions
- Public Hearing, Citizen Petition Zoning Bylaw Amendment

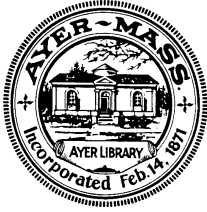
- Public Hearing, Site Plan Review, 65 Westford Road, New England Power
- Public Hearing Stormwater Management Permit, 65 Westford Road, New England Power

- **Town Planner Update**
Announcements
- **Meeting Minutes** May 12, 2021, and February 22, 2022

- **Administrative Announcements**
- Food Trucks and Related Businesses
- Briefing on MBTA Communities Act
- 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.



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Town of Ayer

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Minutes of May 12, 2021 - Ayer Planning Board Meeting

Location: First Floor Meeting Room, Ayer Town Hall via Zoom

Meeting was recorded and broadcast by APAC

Members Present: Geof Tillotson, Chairman; Ken Diskin, Vice Chairman; Jonathan Kranz, Clerk; Julie Murray and Nathan King (Mr. King arrived at 6:32PM) (all participating remotely)

Also Present: Mark Archambault, Town Planner

Chairman Tillotson called the meeting to order at 6:15 PM.

At 6:15 PM Chairman Tillotson read aloud the COVID-19 Emergency Order from Governor Baker allowing for remote participation meetings.

General Business

Approve the Agenda

At 6:17 PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Mr. Ken Diskin seconded.

Discussion:

Mr. Mark Archambault mentioned that the developers of Shaker Mill Pond have requested that the discussion on the covenant be conducted at the beginning of the meeting.

Chairman Tillotson stated the discussion on the covenant will be moved to the first item on the agenda.

Vote to approve by roll call vote: Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; and Chairman Tillotson, aye.

Review, Shaker Mill Pond Subdivision, Shaker Road, Covenant and Surety

Present: Attorney Alan Shocket, attorney for Developer Dan Aho and Attorney Robin Stein, KP Law

Mr. Mark Archambault stated that Attorney Shocket has been working on the covenant and cash escrow surety for the subdivision off Shaker Road that were reviewed at the last meeting. Mr. Archambault stated that this morning he received a final version of the documents which Town Council had been working on with Attorney Shocket.

Attorney Shocket stated that he has not seen the newest version that the Board is referring to, stating that he had been communicating with Attorney Jonathan Murray at KP Law and has been working on editing the documents.

Attorney Robin Stein stated that there may be a bit of miscommunication on the matter. Attorney Jonathan Murray who has been in contact with Attorney Shocket was unable to attend this evening.

Attorney Shocket mentioned that Attorney Murray said that he would edit the documents and then send them to either himself or Mr. Archambault.

Mr. Archambault mentioned that he has believed both Attorneys had received and reviewed the documents.

Attorney Stein apologized for the misunderstanding on the matter stating that they did make changes to the document and sent it to Mr. Archambault and mentioned that once Attorney Shocket reviews and approves the document then the Board should be able to vote on the matter.

Mr. Ken Diskin asked to see the document.

Attorney Stein stated that they revised the document to the standard that all covenants are written and added only site and town specific language. Attorney Stein stated that she could review the document with the Board if they would like.

Attorney Shocket mentioned that he did not want to review and ok the document on the spot but would like to see the covenant approved pending agreement of both parties.

Chairman Tillotson asked Attorney Shocket to go over the outstanding items on the documents.

Attorney Shocket mentioned that when the Board met at the last meeting, there were two outstanding items which were to have KP Law review the documents as well as ask the Building Commissioner to see if he was ok with the model homes on site. Attorney Shocket stated that Mr. Aho spoke to the Building Commissioner, and he does not want any model homes built till the water and sewer lines are on site which is still a month or two away.

Mr. Diskin mentioned that he looked at the covenant was very detailed and only had one comment on item 11 which mentioned grantee were throughout the document the Planning Board and owner are mentioned.

Attorney Stein said that the grantee will be the person who grants the deed.

Mr. Diskin asked if the grantee needed to be named.

Attorney Stein mentioned that it did not. Attorney Stein suggested that the item be placed on the Boards next agenda for approval stating that any items can be worked out with Attorney Shocket by then.

Attorney Shocket asked if there was any way that he could get approval this evening if the Board is fine approval giving pending the agreement of both parties.

Mr. Archambault mentioned that the timing of the escrow may change due to the installation of the water and sewer lines and the building of the model homes.

Chairman Tillotson due to building permits not being issued to there is water and sewer on site and the escrow needs to be in place by the time the building permits issued.

Attorney Stein further explained the release of the covenant and the placement of the escrow timing for the Board.

Chairman Tillotson requested that Attorney Stein and Attorney Shocket work out the final details for the covenant and copy Mr. Archambault on the emails so that he is aware of the discussions and the covenant discussion can be on the next agenda.

Public Hearing – Special Permit, 1 Nemco Way, Catania Spagna Oils

Site Plan Review, 1 Nemco Way, Catania Spagna Oils

Present: Paul Chisolm and Bridget Souza from Keach-Nordstrom Associated, Inc. Joseph Basile, Scott Whitney and Dan Brackett from Catania.

At 6:35 PM Mr. Jonathan Kranz made a motion to open the continued public hearing for the Special Permit for 1 Nemco Way Catania Spagna Oils. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 6:36 PM Mr. Jonathan Kranz made a motion to open the continued Site Plan Review for 1 Nemco Way Catania Spagna Oils. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

Mr. Paul Chisolm from Keach-Nordstrom Associates stated that they did receive a formal review letter from DPW based on the last set of plans. Mr. Chisolm mentioned that there are still a few technical items to finalize on the plans but did not feel that they should hold up the approval of the project. Mr. Chisolm mentioned that he spoke to Mr. Van Schalkwyk regarding the letter and is fine with the comments. Mr. Chisolm mentioned that another item left from the last meeting was research on the landscape plan requirements; there is no requirement for a landscape island and number of spaces and their plan meets any regulation in place. Mr. Chisolm mentioned that the Conservation Commission should be issuing the Order of Conditions for the project this week and is looking to get a conditional approval this evening on the plans and asked if there were any further questions.

Mr. Diskin asked Mr. Archambault to give a summary of number 3 on his staff report.

Mr. Archambault mentioned that he prepared a conditional approval for the Special Permit and Site Plan for this evening and can go through it with the Board to ensure they have no questions.

Mr. Archambault started with the site plan and mentioned that there is a waiver request that the Board still needs to act on for Section 9.1.2 regarding parking. There will only be an additional 5 new employees associated with the addition so they are requesting a waiver for providing the number of spaces required for an addition of this size. Mr. Archambault went over the findings of the Site Plan approval. Mr. Archambault then went over the conditions for the Site Plan decision which were based on the comment letter from the DPW.

Mr. Chisolm mentioned that he was able to review the conditions and have no issue with them.

Mr. Archambault went over the findings for the Special Permit for the project stating that the project and plans meet the requirements for Section 3.4.B.

Mr. Diskin asked a question regarding Condition #6 asking why both DPW and Town Council are reviewing the maintenance bond and inspection agreement.

Mr. Archambault stated that he saw this agreement and bond as like the bonding for roadways that the Board and council review.

Mr. Diskin thought that it was a bit of an overreach.

Mr. Chisolm mentioned that these types of documents are usually reviewed by council and has no issue with it. If the Board does not see it as necessary, the documents are something that they can work with the DPW on drafting as well.

Chairman Tillotson commented that the project includes a great deal of stormwater control and feel that the documents were given a great deal of thought and review.

Mr. Diskin mentioned that he did not want to see the project held up due to review by Town Council.

Mr. Scott Whitney, from Catania Spagna mentioned that in DPW review it was suggested that \$5,000 a year be placed in account for maintenance. Mr. Whitney stated that it is a relatively small amount and does not see the need for Council to review.

Chairman Tillotson asked Mr. Diskin to make a motion to remove the wording from the condition.

At 6:51 PM Mr. Ken Diskin made a motion that the Planning Board strike the words “subject to review and approval by Town Council” from Special Condition number 6 for the Site Plan approval. Mr. Jonathan Kranz seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye and Chairman Tillotson, abstained.

Chairman Tillotson had a question on Condition number 5, regarding the Conservation Commission issuing an Order of Conditions and the time frame in which they do so.

Mr. Scott Whitney, from Catania Spanga mentioned that they have the draft Order of Conditions now and believe the Commission will close the hearing at their meeting later this week and issue the Order. There is a 10-day appeal period for approval but do not anticipate any appeals. Mr. Brackett further explained that he did not feel that the language in the condition is correct for the period to issue an Order of Conditions.

Mr. Chisolm mentioned that at the Conservation Commission meeting tomorrow they will vote to approve the Order of Conditions and close the hearing. They have 21 days to issue the Order, then there is a 10-day appeal period. Mr. Chisolm mentioned that he is not sure if the language is restrictive in any way but mentioned that he does not see it taking up to 3 months to get the Order of Conditions.

Mr. Chisolm had a comment for condition number 7 the date on the revised plans is not April 19th but is in fact April 8th. The plans were submitted on the 19th but were drafted on the 8th.

Mr. Archambault made the date correction.

Mr. Archambault asked about condition number 5.

Mr. Diskin suggested removing the last part of the last sentence where it states the three-month time frame and have the sentence end with, "the issuing of the Order of Conditions".

At 6:56 PM Mr. Ken Diskin made a motion that the Planning Board amend condition number 5 of the Special Conditions of Approval for Site Plan to remove the last part of the last sentence and state "that the Order of Conditions has been issued". Mr. Jonathan Kranz seconded. No discussion. Vote to approve by roll call vote: Mr. Nathan King, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye and Chairman Tillotson, aye.

Mr. King had a quick question for Mr. Chisolm, to confirm the new wastewater system will be installed prior to the dewatering and removal of the pond.

Mr. Chisolm stated that as of right now those pipes are not being replaced. Replacement is one possibility; another possibility is the easements are relocated. They are working with DPW and Nasoya to find the best way to move forward with the force main.

Mr. King stated that the question regards the stormwater from across the street, stating that the pond will not be removed until the new system is in place.

Mr. Chisolm stated that was correct. The first step is to construct the new underground system and then connect the system from across the street before the dewatering of the pond.

Mr. Archambault reminded the Board to vote on the waiver request before moving on to the Site Plan and Special permit approvals.

At 7:03 PM Mr. Jonathan Kranz made a motion that the Ayer Planning Board grant a waiver to the Ayer Zoning Bylaw Section 9.1.2 to allow for fewer parking spaces the required by the section. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

At 7:03 PM Mr. Jonathan Kranz made a motion that the Ayer Planning Board finds that the proposed site plan meets all the requirements of Ayer Zoning Bylaw Section 3.5.4. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye.

At 7:04 PM Mr. Jonathan Kranz made a motion that the Ayer Planning Board approve the site plan for the building project at Catania Spanga Oils subject to the conditions as reviewed and amended in Staff Report 3.0 on May 12, 2021. Mr. Nathan King seconded. Vote to approve by roll call vote: Mr. Ken Diskin, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 7:06 PM Mr. Jonathan Kranz made a motion that the Ayer Planning Board find that the special permit criteria of the Ayer Zoning Bylaw Section 3.4.B have been met and further the Board finds that the design guidelines and Performance Standards of Ayer Zoning Bylaw Section 8.1.6 have been met by the proposed project, as documented in the April 27, 2021, letter from Keach-Nordstrom Associates to the Ayer Planning Board. Mr. Nathan King seconded. Vote to approve by roll call vote: Mr. Ken Diskin, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 7:06 PM Mr. Jonathan Kranz made a motion that the Ayer Planning Board approve the Special Permit pursuant to the Ayer Zoning Bylaw Section 8.1.4(C)(3), Use Regulation allowed by Special Permit, for any site work resulting in more than 15%, or 2,500 sq.ft., of impervious area in the Aquifer Protection Overlay District. Mr. Nathan King seconded. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Mr. Jonathan Kranz, aye and Chairman Tillotson, aye.

At 7:08 PM Mr. Jonathan Kranz made a motion to close the public hearing for the Special Permit for 1 Nemco Way, Catania Spagna Oils. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

At 7:09 PM Mr. Jonathan Kranz made a motion to close the public hearing for the Site Plan Review for 1 Nemco Way, Catania Spagna Oils. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Ms. Julie Murray, aye; Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Mr. Nathan King, aye, and Chairman Tillotson aye.

ANR, 37 Sandy Pond Road

Present: Mr. Kevin Conover, Engineer from David E. Ross Associates, Inc. Representative for the applicant

Mr. Kevin Conover stated that he is representing the property owner Mr. Jeffery and Ms. Andrea Greco who own a piece of land on the south side of Sand Pond Road. This is a unique property division as there are two buildings on the property that preexisted subdivision control in Ayer. According to Mass Chapter 41 Section 81L you are allowed to divide a piece of land into two lots if there are two building prior to subdivision control, there are no lot size, set back requirements or dimension requirement on an 81L plan. There have been a few of these in the Town of Ayer most recently for Saint Mary's church.

Mr. Diskin stated that he contacted Mr. Conover at his office and recommended that the Board do the same if they ever have any questions. Mr. Diskin mentioned that this is an unusual plan and after some research and speaking with the professionals involved realized it is an acceptable plan and is ready to be endorsed.

Chairman Tillotson mentioned that there is some language that was worked out between Mr. Archambault, Mr. Conover and Mr. Diskin that will be added to the plan itself.

Mr. Conover stated language will be added to the mylar that defines an 81L plan as well as a typical note suggested by Mr. Diskin stating that there is no certification of the existing no conforming.

Chairman Tillotson stated that the Board received the additional notes that will be added to the plan and shared a copy of the plan with the note for the Board and those present at the meeting.

At 7:16 PM Mr. Jonathan Kranz made a motion to endorse the ANR plan for Sandy Pond Road as submitted for Mr. Jeffery and Ms. Andrea Greco with the plan dated May 5, 2021. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Nathan King, aye; Mr. Ken Diskin, aye; Ms. Julie Murry, aye and Chairman Tillotson, aye.

Town Planner Update

Mr. Archambault stated that he wanted the Board to know that he started a subcommittee to start drafting regulation for the Open Space Residential Subdivision. These regulations will go along with the Subdivision Regulations that were adopted in 2020 and will be design guidelines and clarify some of the grey areas in the regulations like flag lots and designating the Open Space. Mr. Archambault stated that the group has met a few times already and hope to get the full regulations to the Board in the late summer.

Mr. Archambault mentioned that he did receive the traffic report from GPI on behalf of McDonald's and he will begin his review of the document. The hearing for the site plan will be at the next meeting on May 25th. At that meeting the main topic will be discussing the traffic study.

Mr. Archambault mentioned that at the next meeting they will be opening the definitive subdivision plan for the project on Washington Street.

New Business/Old Business

Planning Board Overview of Projects

Chairman Tillotson had a brief PowerPoint of a future look of items that may be coming before the Board over the next year. These projects include site plans and subdivisions that may take up a lot of the Boards time. Chairman Tillotson wanted to give the Board a heads up on all the items that may be coming to the Board in the future. Chairman Tillotson mentioned that the town is working on getting a software to help streamline the communication between departments.

Chairman Tillotson also stated that to get through all the items that may be coming to the Board timelines, agendas and plan revision dates need to be closely looked at and submitted in a timely manner.

Board reorganization

Chairman Tillotson asked to have Board reorganization added to the agenda for the May 25th meeting.

Minutes from April 27, 2021

At 7:58 PM Mr. Jonathan Kranz made a motion to approve the minutes from the April 27, 2021, Planning Board meeting as submitted. Mr. Nathan King seconded. No discussion. Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Mr. Nathan King, aye; Ms. Julie Murray, aye and Chairman Tillotson, aye.

Meeting Adjournment

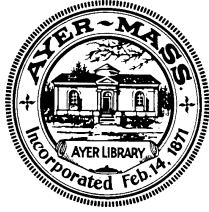
At 8:10 PM Mr. Jonathan Kranz made a motion to adjourn. Mr. Nathan King seconded.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval _____
Date

Planning Board Chairman (Geof Tillotson)

DRAFT



PLANNING BOARD

Town of Ayer

1 Main Street, Ayer, MA 01432

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Minutes of February 22, 2022 - Ayer Planning Board Meeting

Location: via Zoom

Meeting was recorded and then broadcasted on APAC

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

Also Present: Mark Archambault, Town Planner

Chairman Tillotson called the meeting to order at 6:15 PM.

At 6:15 PM Chairman Tillotson read aloud the notice allowing for remote participation meetings as stated on the posted agenda.

General Business

Approve the Agenda

At 6:16 PM Mr. Jonathan Kranz made a motion to approve the agenda as presented. Ms. Julie Murray seconded. No discussion. Vote to approve by roll call vote: Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Ms. Julie Murray, aye; Mr. Nathan King, aye and Chairman Tillotson, aye

Covenant and Bond Releases – None

Discussion of Zoning Bylaw amendments for Annual Town Meeting

Definitions

Mr. Mark Archambault stated that the public hearing notices have been posted and will be heard at the next Planning Board meeting on March 8th. The two zoning amendments are for the Light Industrial correction and reorder definition section and clarify a few definitions as well. Mr. Archambault mentioned that Mr. Manoian will work on the Form-based Code corrections and will have the Zoning Amendment for the Fall Town meeting. Mr. Archambault mentioned that they Board should not go into too much detail with the proposed Zoning changes but could have a brief discussion if the Board wanted to.

Mr. Jonathan Kranz mentioned that there was discussion at the last meeting regarding the word family in defining dwelling in some of the definitions. Mr. Kranz stated that he was happy to see the word family removed from the dwelling type and the definition reworded. Mr. Kranz thanked whom ever worked on the rewording stating he was happy with the way the definitions turned out.

Mr. Archambault shared the revised definitions to share with the meeting. Mr. Archambault mentioned that Mr. Diskin pointed out in the definitions was under the title "Substantial or Significant Portion" Mr.

Diskin believed was a general definition but after reading the “Adult Entertainment” Section the Substantial or Significant Portion Section falls in line with the Adult Entertainment Section with amount of retail floor space.

Mr. Archambault went over the changes to the definition for dwelling which removed unit from the title and added a sub definition for dwelling unit. Mr. Archambault mentioned that the only other changes were to reorder a few of the definitions but there were no other changed definitions.

The Board looked through the definitions to ensure that they were in the correct order. There was a brief discussion regarding the order finding only one that needed a spacing correction.

Table of Use – Light Industrial

Mr. Archambault brought up the Table of Use to show the correction to the Light Industrial Zone to state that it will be 20,000 sq. ft and not the 120,000 sq. ft. to as it is written now.

The Board had a brief discussion regarding the Zoning Districts and the mentioning of minimum lot size in the Bylaw as well as the labeling of Table of Use and the Zoning Districts.

Town Planner Update

Mr. Mark Archambault mentioned that Administrative Coordinator, Heather Hampson, gathered all the recent signed Site Plans and Subdivisions that have been approved over the last few years. Mr. Archambault sent those to the Board earlier today.

Mr. Archambault mentioned that he has found some examples of a Rock Removal Bylaw and is hoping to be able to share a draft at the next meeting.

Chairman Tillotson mentioned that the Town of Groton as part of their Earth Removal Bylaw is more extensive than our Earth Removal Bylaw and maybe helpful with the writing of the Rock Removal Bylaw and suggested that Mr. Archambault look at Earth Removal Bylaws as well as looking for Rock Removal Bylaws in area towns.

Mr. Archambault mentioned that New England Power Company will be coming to the March 22nd meeting for an expansion of the Power Station on Westford Road.

Status of Ongoing Projects

Chairman Tillotson mentioned that they will do a brief status update on various approved project in town.

Shaker Pond Road

Chairman Tillotson started with Shaker Mill Pond Subdivision mentioning that the sewer has been put in place and there are 2 houses in place and there are no Certificates of Occupancy at this time.

Curley Circle

Chairman Tillotson mentioned that there are several houses built in that subdivision.

Mr. Archambault stated that there are 6 Certificates of Occupancy, with 7-8 house still in the process of building and a few still needing to be applied for.

Mr. Diskin asked if the builder has asked for any of the bonding to be reduced.

Chairman Tillotson stated that the builder has not made any requests to the Board to reduce the bonding at this time.

Panther Place

Mr. Diskin mentioned that the builder is working on installing the underground drainage system on site and the site has been cleared to subgrade.

Pleasant St. Extension

Mr. Archambault stated that the project is under construction with four Certificates of Occupancy issued. There have also been some drainage issues on the site with the Conservation Commission.

Mr. Diskin mentioned that there are two homes being built at this time. Mr. Diskin stated that it maybe important as a Board for members to see what is being done at this project and see how it compares to more recently approved projects.

Catania Spagna

Mr. Nathan King mentioned that they have completed the subserve stormwater system and are using the area for parking. Mr. King mentioned that the building addition is being insulated and should have the exterior paneling installed soon.

Ayer Solar II

Mr. Kranz stated that he is concerned with the work being done on the site and the conditions and think that the site should be looked at to ensure that the conditions set by the Board are being followed.

Chairman Tillotson asked Mr. Archambault to speak to Building Commissioner, Charlie Shultz regarding the Boards concerns.

Mr. Diskin mentioned that there is still some work to be done on the site, stating the retaining walls have not been installed at this time or drainage for stormwater.

60 Central Ave

Ms. Julie Murray mentioned that she has been keeping an eye on the project and it's been moving along and all issues with the site with parking have been resolved.

Chairman Tillotson mentioned that he also has been driving by the site and the foundation has been completed.

Meeting Minutes January 25, 2022

At 6:05 PM Mr. Jonathan Kranz made a motion to approve the minutes from the January 25, 2022, meeting as amended. Mr. Ken Diskin seconded. No discussion. Vote to approve by roll call vote: Mr. Ken Diskin, aye; Mr. Jonathan Kranz, aye; Mr. Nathan King, aye and Chairman Tillotson, aye. Ms. Julie Murray abstained.

Meeting Minutes February 8, 2022

At 6:06 PM Mr. Jonathan Kranz made a motion to approve the minutes from February 8, 2022, meeting as amended. Mr. Ken Diskin seconded.

Discussion:

Mr. Nathan King stated that he was not at the meeting and asked for the correction to the members present.

Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye and Chairman Tillotson, aye. Julie Murray and Nathan King abstained.

Meeting Minutes May 12, 2021

Mr. Kranz requested that these minutes be tabled to allow the Board to comment on the minutes.

New Business/Old Business

MBTA Zoning

Chairman Tillotson stated that MRPC did a quick PowerPoint presentation on the MBTA Zoning from the State. Chairman Tillotson mentioned that Mr. Archambault has sent some information around to the Board members that the State has requested and stated that he will work on the item that meets the requirements the State is requesting.

Mr. Archambault mentioned that he will look at the current Zoning and see if we need to add anything to meet the State's request.

Mr. Nathan King had a question on the building production plan.

There was a brief discussion on what the building production plan entails.

Mr. Diskin stated it is a housing production plan not a building production plan, with is on record for the town that was completed in January of 2021 by the Office of Economic Development.

Fitchburg Road 40B

Mr. Ken Diskin stated that the proposed 40B project on Fitchburg Road has hit a few roadblocks on their plan for a 40B housing project, which is unfortunate the town to get more affordable housing.

Zoning Public Hearings

Mr. Diskin stated that he would like to invite the members of the Zoning Board of Appeals to the March 8th meeting where the Zoning changes will be heard.

Meeting Adjournment

At 7:25 PM Jonathan Kranz made a motion to adjourn. Ms. Julie Murray seconded. No discussion.

Vote to approve by roll call vote: Mr. Jonathan Kranz, aye; Mr. Ken Diskin, aye; Ms. Julie Murray, aye; Mr. Nathan King, aye and Chairman Tillotson, aye.

Minutes recorded and submitted by Heather Hampson, Administrative Coordinator

Planning Board Approval _____
Date

Planning Board Chairman (Geof Tillotson)

DRAFT

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: March 17, 2022 for the **March 22, 2022 Planning Board meeting**

Site Location / Zoning District(s): 0 Park Street

Assessor's Map and Parcel Numbers: Map 19, Lot 18

Tract or Parcel Size Undergoing Development: Lot 2-A at 3.27 acres is proposing to transfer a 3,762 sq.ft. parcel to adjoining land owned by Kendra Dumont.

Type of Application: ANR – Approval Not Required

Other Permits needed: *None at this time.*

Applicant: Ann Januskiewicz for the Januskiewicz Investment Trust

Landowner if different from Applicant: ---

Engineer or Surveyor: Robert Conway at David E. Ross, Associates

EXECUTIVE SUMMARY / KEY POINTS FOR THE PB TO CONSIDER:

See next page >

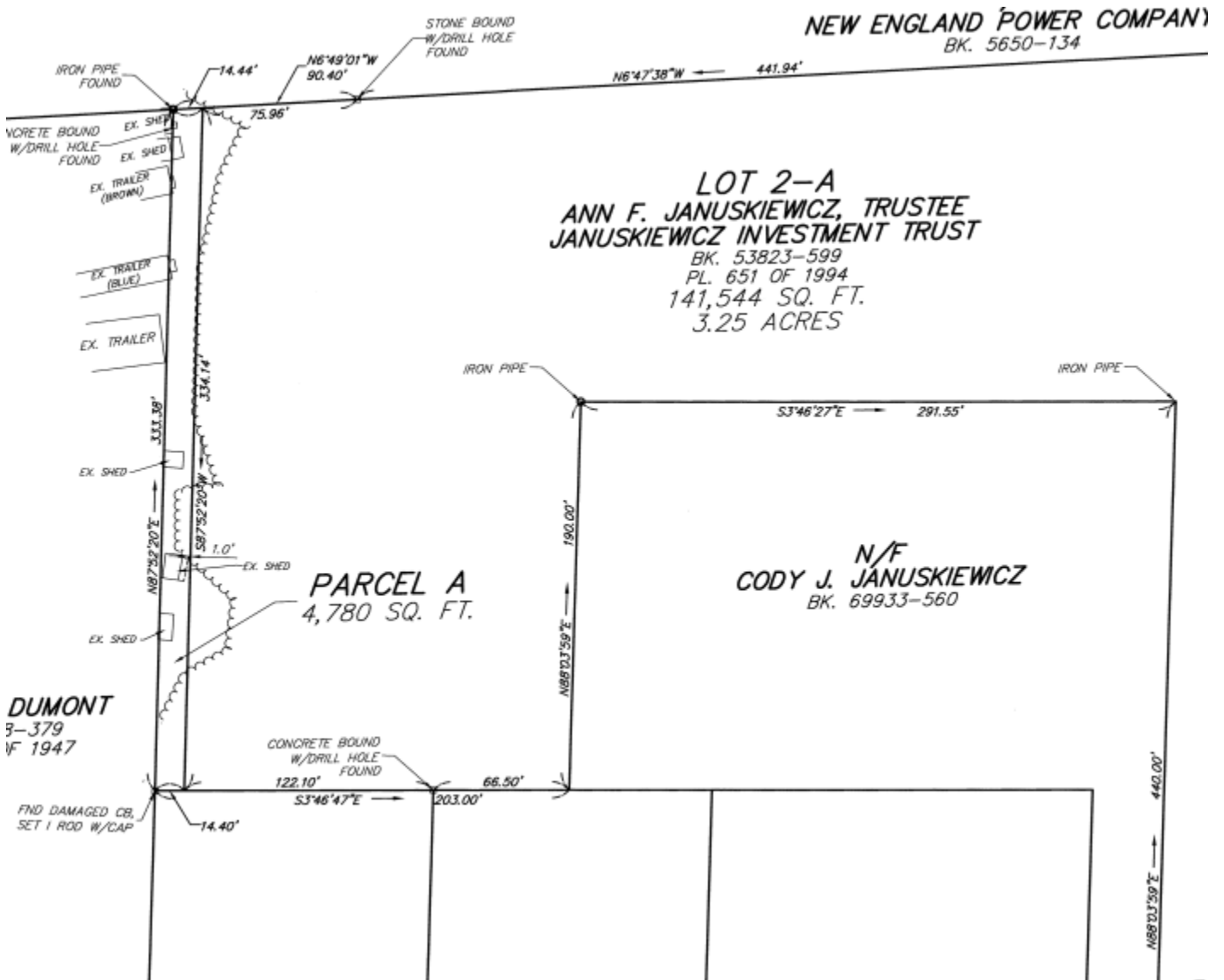
Project Location and Description



Lot 2-A at 0 Park Street is the large wooded flag lot at upper right just south of the 'mobile home' park owned by Kendra Dumont. The ANR plan proposes to split off a narrow 3,762 sq.ft. 'Parcel A' on the ANR plan off the northern edge of that lot and transfer it to the land owned by Kendra Dumont. The purpose of this transfer is to accommodate encroachment of sheds and other accessory structures onto Lot 2-A, as seen above. Due North is straight up in this Mr. Mapper clip.

The frontage of Lot 2-A is located in the General Business (GB) district, whereas most of the lot's area in the back is zoned Residence A-2.

A clip of the ANR plan is shown on the next page. Note that North is to the left on the Plan and directly above in the Mr. Mapper clip above.



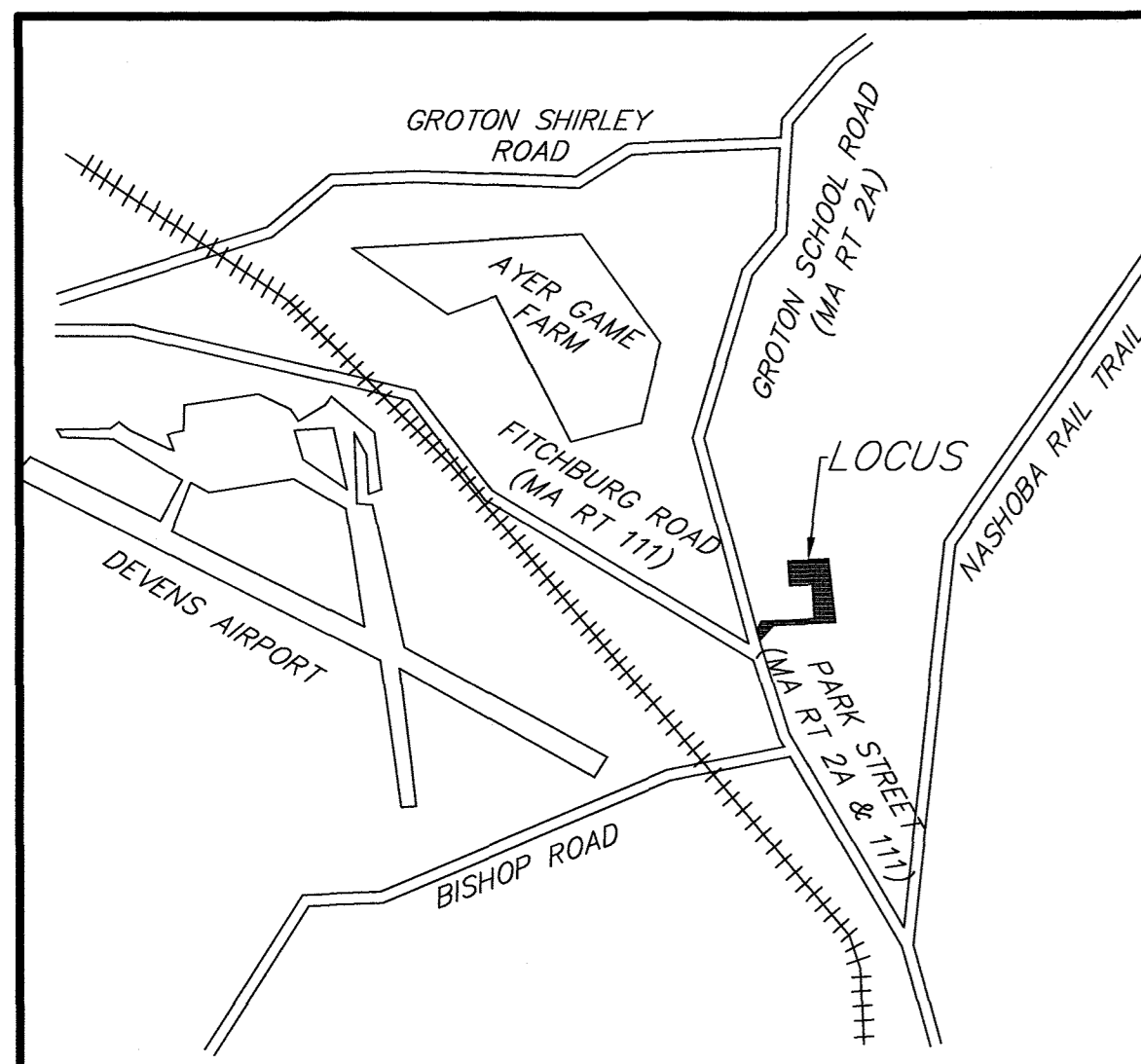
Note: in plan above, due North is to the left.

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

- a. Zoning District(s) and Applicable Dimensional Requirements: Zone A-2 (*most of the area*)
 Min. Lot Size: 12,000 sq.ft. / Min. Frontage: 100 feet / Min. Front Yard: 30 feet
 Min. Side Yard: 25 feet / Min. Rear Yard: 25 feet
- b. Plan Completeness: This ANR application package is complete.

II. Recommendations

Recommendations for Upcoming Meeting: I recommend that the Planning Board ENDORSE the ANR plan as submitted on behalf of Ann Januskiewicz for property at 0 Park Street.



LOCUS - 1"=250'

NOTES:

1. PARCEL A IS NOT A BUILDING LOT BUT IT IS TO BE CONVEYED TO AND ANNEXED WITH ADJOINING LAND OF KENDRA J. DUMONT TO FORM ONE UNDIVIDED LOT.
2. PARCEL A AND LOT 2-A ARE A DIVISION OF THE LOT DESCRIBED IN A DEED TO ANN F. JANUSKIEWICZ, TRUSTEE, JANUSKIEWICZ INVESTMENT TRUST (BK. 53823-599). THE DESCRIBED LOT IS SHOWN AS LOT 2 ON A PLAN ENTITLED "LAND IN AYER, MASS. SURVEYED FOR THE ESTATE OF ADELINA PIRONE". PLAN 651 OF 1994.
3. THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
4. PROPERTIES SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANYTHING ONE MIGHT REVEAL.
6. NO DETERMINATION OF COMPLIANCE WITH THE ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED. ENDORSEMENT OF THIS PLAN SHALL NOT BE AN INDICATION, EXPRESSED OR IMPLIED, THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING REQUIREMENTS.
7. THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PLANS WHICH PREDATE THE ENDORSEMENT.
8. THE LAND OUTSIDE OF THE PROPOSED ANR SHALL NOT BE CONSIDERED AS PART OF THIS ENDORSEMENT.

KENDRA J. DUMONT
BK. 77298-379
PL. 1802 OF 1947

PARCEL A
4,780 SQ. FT.

N/F
THEODORE A. JANUSKIEWICZ & KAREN M. JANUSKIEWICZ
BK. 18858-385

N/F
MARK S. JANUSKIEWICZ & GAIL A. JANUSKIEWICZ
BK. 18503-102

N/F
JAMES D. JANUSKIEWICZ & MARSHA K. JANUSKIEWICZ, TRUSTEES
J&M REALTY TRUST
BK. 31344-450

N/F
NEW ENGLAND POWER COMPANY
BK. 5650-134

LOT 2-A
ANN F. JANUSKIEWICZ, TRUSTEE
JANUSKIEWICZ INVESTMENT TRUST
BK. 53823-599
PL. 651 OF 1994
141,544 SQ. FT.
3.25 ACRES

N/F
CODY J. JANUSKIEWICZ
BK. 69933-560

N/F
KARIN E. SWANFELDT & DANIEL J. SWANFELDT
BK. 25072-122

N/F
KARIN E. SWANFELDT & DANIEL J. SWANFELDT
BK. 27199-140

PLAN 651 OF 1994

Zoning Requirements

ZONING CRITERIA (MINIMUM)	GENERAL BUSINESS	RESIDENTIAL A2
FRONTAGE MIN.	100'	100'
FRONT SETBACK MIN.	30'	20'
SIDE YARD MIN.	25'	15'
REAR YARD	25'	25'

GENERAL BUSINESS (MIN. AREA)
10,000 SQ. FT.

RESIDENTIAL A2 (MIN. AREA)
12,000 SQ. FT. (1-FAMILY)

GROTON SCHOOL 1920 COUNTY LAYOUT - RT. 111 ROAD (PUBLIC ~ 50' WIDE)

FITCHBURG ROAD 1913 STATE HIGHWAY LAYOUT - RT. 2A PARK (PUBLIC ~ 50' WIDE)

1914 STATE HIGHWAY LAYOUT - RT. 2A & 111 STREET (PUBLIC ~ 50' WIDE)

Ayer Planning Board

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

CH. 41, S. 81-P. DATE: _____

APPLICANT AND RECORD OWNER:
JANUSKIEWICZ INVESTMENT TRUST
46 PLEASANT STREET
AYER, MA 01432
MAP 19 PARCEL 18

SURV: KRC CALC: RTC DRAFTED: RTC CK'D: RTC NB: 42-2 DEED: 53823-599 REF: L-2529

FITCHBURG ROAD
1913 STATE HIGHWAY LAYOUT - RT. 2A PARK
(PUBLIC ~ 50' WIDE)

1"=40'

0 20 40 60 80 100 120 FEET

0 5 10 15 20 25 30 35 METERS

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

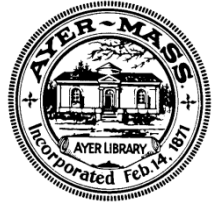
12/2/2021 **Robert T. Conway** SURVEYOR

PLAN OF LAND IN
Ayer, Mass.
PREPARED FOR
JANUSKIEWICZ INVESTMENT TRUST
SCALE: 1"=40' DECEMBER 2021

David E. Ross Associates, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
PO BOX 795 - LANCASTER COUNTY ROAD, HARVARD, MASS. 01451
(TEL. NO. 978-772-6232)

JOB NO. 33894 SHEET 1 OF 1 PLAN NO. L-14424

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: March 17, 2022 for the **March 22, 2022 Planning Board meeting**

Site Location / Zoning District(s): 76 East Main Street

Assessor's Map and Parcel Numbers: Lot 1: Map 27, Lot **125** / Lot 2: Map 27, Lot **126**

Tract or Parcel Size Undergoing Development: Lot 2 before transfer is approx.17,860 sq.ft.. Parcel A to be transferred from Lot 2 to Lot 1 is 4,250 sq.ft. Lot 2 after transfer is 13,886 sq.ft. "Receiving Lot 1" will go from 20,822 sq.ft. to 25,072 sq.ft.

Type of Application: ANR – Approval Not Required

Other Permits needed: *None at this time.*

Applicant: Roger McPadden, 76 East Main Street, Ayer, MA 01432

Landowner if different from Applicant: ---

Engineer or Surveyor: Robert Conway at David E. Ross, Associates

EXECUTIVE SUMMARY / KEY POINTS FOR THE PB TO CONSIDER:

See next page >

Project Location and Description



In this image from Mr. Mapper above, Lot 2 (27-126), the ‘sending lot’, is the narrow lot with the swimming pool. Lot 1, the receiving lot (27-125), is on the left. As can be seen, the existing lot line runs through a building on Lot 1. This ANR proposes to transfer 4,250 sq.ft. of land from Lot 2 to Lot 1 such that all buildings on Lot 1 meet the required setbacks in the GR district. Both lots are split by the General Residence (GR) and Light Industrial (LI) zoning districts.

Section 4.5 of the Ayer Zoning Bylaw states that *“where a district line divides any lot existing at the time such line is adopted, the regulations for the less restricted portions of such lot shall extend no more than fifty (50) feet into the more restricted portion of such lot, provided the lot has frontage in the less restrictive district and the lot existed when the zoning district boundary was established.”* In this case, GR is the less restricted district, and the new lot line between the two lots is established within 50 feet of the GR/LI district boundary.

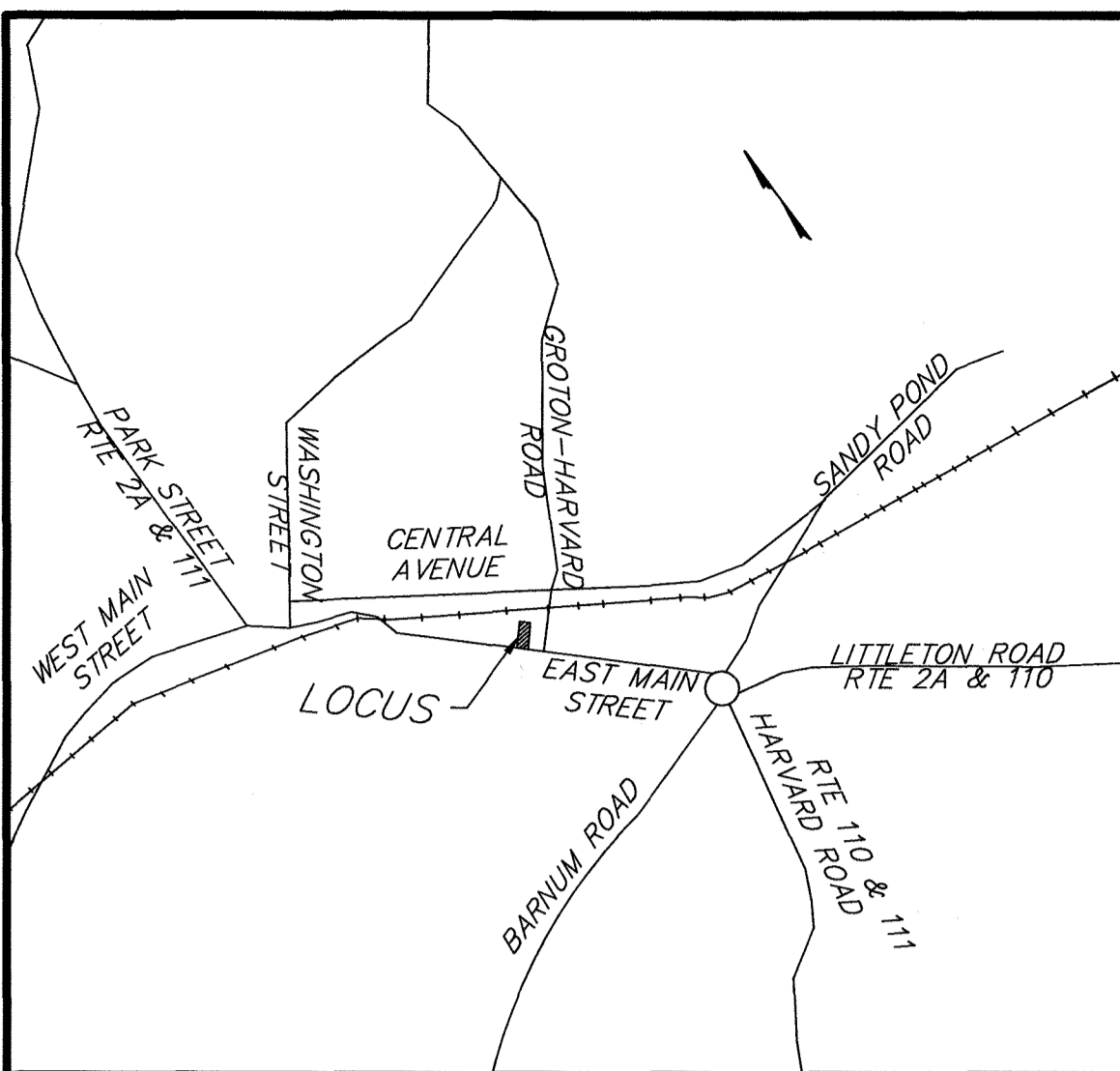
See the actual ANR plan for more details.

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

- a. Zoning District(s) and Applicable Dimensional Requirements: Zone GR (*most of the area*)
Min. Lot Size: 10,000 sq.ft. / Min. Frontage: 100 feet / Min. Front Yard: 20 feet
Min. Side Yard: 10 feet / Min. Rear Yard: 25 feet
- b. Plan Completeness: This ANR application package is complete.

II. Recommendations

Recommendations for Upcoming Meeting: I recommend that the Planning Board ENDORSE the ANR plan as submitted on behalf of Roger McPadden for property at 76 East Main Street.



LOCUS - 1"=2,000' (APPROX.)

NOTES:

1. PARCEL A IS NOT A BUILDING LOT BUT IT IS TO BE CONVEYED TO AND ANNEXED WITH LOT 1 ADJOINING LAND OF ROGER S. MCPADDEN TO FORM ONE UNDIVIDED LOT. LOT 1 IS DESCRIBED AS PARCEL ONE IN A DEED TO ROGER S. MCPADDEN (BK. 73203-357). PARCEL ONE IS IDENTIFIED BY THE ASSESSOR AS MAP 27, LOT 125 AS AN INDIVIDUAL LOT.
2. PARCEL A AND LOT 2 ARE A DIVISION OF THE LOT DESCRIBED AS PARCEL TWO IN A DEED TO ROGER S. MCPADDEN (BK. 73203-357). PARCEL TWO IS IDENTIFIED BY THE ASSESSOR AS MAP 27, LOT 126 AS AN INDIVIDUAL LOT.
3. THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
4. PROPERTIES SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANYTHING ONE MIGHT REVEAL.
6. NO DETERMINATION OF COMPLIANCE WITH THE ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED. ENDORSEMENT OF THIS PLAN SHALL NOT BE AN INDICATION, EXPRESSED OR IMPLIED, THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING REQUIREMENTS.
7. THIS PLAN IS MEANT AND INTENDED TO SUPERSEDE ALL PLANS WHICH PREDATE THE ENDORSEMENT.
8. THE LAND OUTSIDE OF THE PROPOSED ANR SHALL NOT BE CONSIDERED AS PART OF THIS ENDORSEMENT.

N/F BOSTON & MAINE RAILROAD
(BK 449-116)

HELD FOR LINE
FND CB/R. ROD
(0.70' IN RR)

LOT 1
MAP 27 LOT 125
BK. 73203-357
PARCEL ONE
20,822 SQ. FT.

PARCEL A
4,250 SQ. FT.

LOT 2
MAP 27 LOT 126
BK. 73203-357
PARCEL TWO
13,886 SQ. FT.

N/F LIBERTY CONDOMINIUM
(BK 48370-220)

N/F PETER A. SALMON & TAMARA S. SALMON
(BK 31331-337)

N/F FRANK T. ANDRE & BEVERLY J. ANDRE
(BK 23896-45)

N/F WOODLAND VILLAGE CONDOMINIUM
(BK 33553-396)

Zoning Requirements

ZONING CRITERIA (MINIMUM)	GENERAL RESIDENCE	LIGHT INDUSTRY
FRONTAGE MIN.	100'	100'
FRONT SETBACK MIN.	20'	25'
SIDE YARD MIN.	10'	25'
REAR YARD	25'	30'

GENERAL RESIDENCE (MIN. AREA)
10,000 SQ. FT.

LIGHT INDUSTRY (MIN. AREA)
120,000 SQ. FT.

FOR REGISTRY USE ONLY

Ayer Planning Board

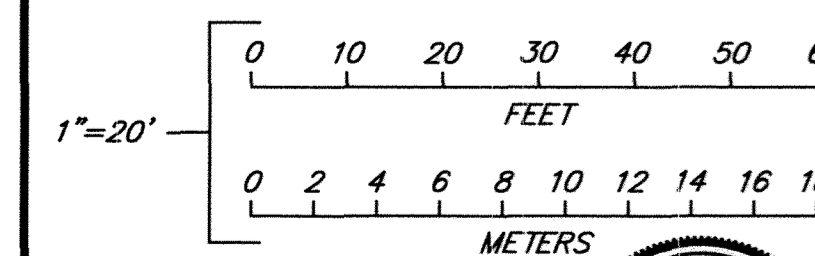
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

CH. 41, S. 81-P. DATE:

EAST MAIN STREET

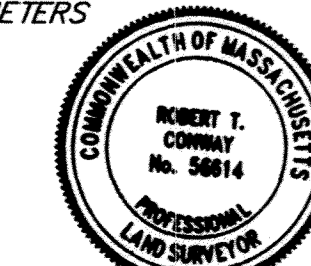
(1935 COUNTY LAYOUT - 49.5' WIDE)

APPLICANT AND RECORD OWNER:
ROGER S. MCPADDEN
76 EAST MAIN STREET
AYER, MA 01432
MAP 27 LOTS 125 & 126



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

3/8/2022 Robert T. Conway
DATE SURVEYOR



PLAN OF LAND IN
Ayer, Mass.

PREPARED FOR
ROGER S. MCPADDEN

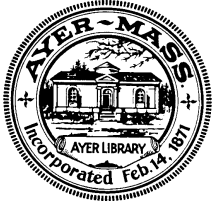
SCALE: 1"=20' MARCH 2022

David E. Ross Associates, Inc.

CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
PO BOX 795 - LANCASTER COUNTY ROAD, HARVARD, MASS. 01457
(TEL. NO. 978-772-6232)

JOB NO. 33906 SHEET 1 OF 1 PLAN NO. L-14521

SURV: GSN CALC: RTC DRAFTED: RTC CK'D: RTC NB: 833-74 DEED: 53823-599 REF: S-7445, L-10171, L-12123



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

Public Hearing Notices for Amendment to the Ayer Zoning Bylaw

Town of Ayer, MA
Planning Board
Public Hearing Notice

Pursuant to M.G.L. c. 40A, s. 5, the Ayer Planning Board will hold remote Public Hearing on **Tuesday, March 22, 2022**, at 6:15 PM, to consider an amendment to the Ayer Zoning Bylaw that proposes to correct a typographical error in the Schedule of Dimensional Requirements (Ayer Zoning Bylaw section 6.2) by correcting the minimum lot size in the Light Industry (LI) zoning district from 120,000 sq.ft. to 20,000 sq.ft. The Planning Board discovered that the 120,000 sq.ft. minimum lot size is an error carried over from an incorrect reference in the pre-2018 Ayer Zoning Bylaw. This amendment is proposing to correct that error by making the minimum lot size in the LI district 20,000 sq.ft. as was originally intended.

The full text of the proposed Zoning Bylaw can be found on the Town of Ayer website at <https://www.ayer.ma.ua>, and paper copies can be obtained at the Town Clerk's Office or at the Ayer Planning Department in Ayer Town Hall during normal business hours. Meeting information can be found on the Planning Board agenda which will be posted on the Town of Ayer website or by contacting the Planning Board Office at 978-772-8220, ext. 144.

Selectboard
Building Commissioner
Town Clerk
Conservation Commission
Highway Department
Town of Groton, MA
Town of Littleton, MA
Town of Shirley, MA
MRPC
DHCD
File

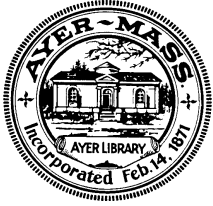
SECTION 6.2 SCHEDULE OF DIMENSIONAL REQUIREMENTS (See also, Notes to Schedule of Dimensional Requirements, next page)									
District & Minimum Lot Area	Minimum Lot Frontage (Feet)	Minimum Yard Requirement (Feet)			Maximum Building Height		Maximum Building Coverage	Maximum Floor Area Ratio (FAR)	Minimum % Open Space
		Side	Front	Rear	Stories	Feet			
Residence A-1 40,000 sq. ft.	150	15	35	30	2 ½	35	15%	NA	80%
Residence A-2 12,000 sq. ft. (1 family) 24,000 sq. ft. (two-family)	100	15	20	25	2 ½	35	25%	NA	60%
General Residence 10,000 sq. ft. plus 3,000 sq. ft. for each additional dwelling unit	100	10	20	25	2 ½	35	30%	NA	50%
Downtown Business None ¹	None	None ²	None ³	None ⁴	3	40	NA	3.0	5%
General Business 15,000 sq. ft.	100	25 ⁵	30ft	20ft	3	35	60%	1.25	20%
* Light Industry 420,000 sq. ft. 20,000 sq. ft.	100	25 ⁶	25ft	30 ⁷	3	40	50%	1.25	30%
Industry (I) 30,000 sq. ft.	150	25 ⁸	25ft	30 ⁹	3	40	50%	1.00	20%
Health Care Services ¹⁰ 40,000 sq. ft.	100'	20'	30'	20'	6	75' ¹¹	60%	0.45	40%
Mixed-Use Transitional 7,000 sq. ft. plus 3,000 sq. ft. for each additional dwelling unit	50	15 ¹²	10	25 ¹³	3	35	NA	1.0 ¹⁴	5%

RECEIVED
FEB 15 2022

TOWN OF AYER
TOWN CLERK

2:35 pm

CC



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

Public Hearing Notices for Amendment to the Ayer Zoning Bylaw

Town of Ayer, MA
Planning Board
Public Hearing Notice

Pursuant to M.G.L. c. 40A, s. 5, the Ayer Planning Board will hold a remote Public Hearing on **Tuesday, March 22, 2022**, at 6:15 PM to consider an amendment to the Ayer Zoning Bylaw that proposes to correct the listed order of all definitions in Section 2.0 Definitions, of the Ayer Zoning Bylaw by putting them in alphabetic order, and to add and/or modify definitions for 'Dwelling', 'Dwelling Unit', and 'Two-Family Dwelling'. In addition, sub-definitions under the defined term 'Adult Use' are being indented to make it clear that they fall under 'Adult Use'.

No wording of any definitions will change except for 'Dwelling', 'Dwelling Unit', and 'Two-Family Dwelling' as noted above.

The full text of the proposed Zoning Bylaw can be found on the Town of Ayer website at <https://www.ayer.ma.ua>, and paper copies can be obtained at the Town Clerk's Office or at the Ayer Planning Department in Ayer Town Hall during normal business hours. Meeting information can be found on the Planning Board agenda which will be posted on the Town of Ayer website or by contacting the Planning Board Office at 978-772-8220, ext. 144

Selectboard
Building Commissioner
Town Clerk
Conservation Commission
Highway Department
Town of Groton, MA
Town of Littleton, MA
Town of Shirley, MA
MRPC
DHCD
File

RECEIVED

FEB 15 2022

TOWN OF AYER
TOWN CLERK

2:35 pm

(CT)

Proposed Definitional Amendments to the Ayer Zoning Bylaw

Planning Board public hearing on March 8, 2022

Annual Town Meeting April 25, 2022

Definitions put in correct alphabetic order

Starting on page 3 below

SECTION 1.0 TITLE, PURPOSES, AUTHORITY

1.1 Title

This Bylaw shall be known as the Zoning Bylaw of the Town of Ayer, Massachusetts, hereinafter referred to as "this Bylaw."

1.2 Authority

This Bylaw is adopted in accordance with the provisions of Chapter 40A of the General Laws, as amended by c. 808 of the Acts of 1975, and by Article 89 of the Massachusetts Constitution, the Home Rule Amendment, to regulate the use of land, buildings, and structures to the full extent of the constitutional powers of cities and towns to protect the health, safety, and welfare of the present and future inhabitants of the town.

1.3 Purposes

The purposes of this Bylaw are to promote the general welfare of the Town of Ayer; to protect the health and safety of its inhabitants; to encourage the most appropriate use of land throughout the town; to provide for adequate light and clean air, and to limit pollution; to preserve the natural, historical, scenic, and aesthetic qualities of the town; to encourage preservation of historic land uses and structures; to increase the amenities of the town; to facilitate the adequate provision of transportation, water, water supply, drainage, sewerage, schools, parks, open space and other public requirements; to further the goals and policies of the Ayer Comprehensive / Master Plan; and to reduce the hazard from fire by regulating the location and use of buildings and the area of open space around them.

1.4 Applicability

All buildings or structures hereafter erected, constructed, reconstructed, altered, enlarged, or modified, and the use of all premises in the Town, shall be in conformity with the provisions of these Bylaws. No building, structure, or land shall be used for any purpose or in any manner other than as expressly permitted within the district in which such building, structure, or land is located. Where the application of this Zoning Bylaw imposes greater restrictions than those imposed by any other regulations, permits, restrictions, easements, covenants, or agreements, the provisions of this Zoning Bylaw shall control.

1.5 Other Laws

In their interpretation and application, the provisions of this Bylaw shall be held to be minimum requirements. Whenever the requirements of this Bylaw are at variance with the requirements of any other lawfully adopted regulations or bylaws, the most restrictive or the one imposing the highest standards shall govern.

1.6 Amendment

This Zoning Bylaw may from time to time be changed by amendment, addition or repeal by the Town Meeting in the manner provided for in G.L. c. 40A, Section 5.

1.7 Severability

The invalidity of any section or provision of this Bylaw shall not invalidate any other section or provision thereof.

SECTION 2.0 DEFINITIONS

In this Bylaw, the following terms and constructions shall apply unless a contrary meaning is required by the context or is specifically prescribed in the text of the bylaw. Words used in the present tense include the future. The singular includes the plural and the plural includes the singular. The abbreviation "sq. ft." shall include square foot or square feet. The word "shall" is mandatory and "may" is permissive or discretionary. The word "and" includes "or" unless the contrary is evident from the text. The words "such as," "includes" or "including" shall not limit a term to specified examples, but are intended to extend meaning to all other instances, circumstances, or items of like character or kind. The word "lot" includes "plot"; the word "used" or "occupied" shall be considered as though followed by the words "or intended, arranged, or designed to be used or occupied." The words "building," "structure," "lot," or "parcel" shall be construed as being followed by the words "or any portion thereof." The word "person" includes a firm, association, organization, partnership, company, or corporation, as well as an individual.

Terms and words not defined herein but defined in the Massachusetts State Building Code shall have the meaning given therein unless a contrary intention is clearly evident in this Bylaw.

ABANDONMENT: Cessation of an activity for a period of two years or more causing the loss of any right to restore a nonconforming use or activity on a given site.

ACCESSORY APARTMENT: a dwelling unit subordinate in size and accessory to a detached single-family dwelling, which may be located within an owner-occupied single-family dwelling or in a structure accessory thereto, such as in an attached or detached garage or barn, upon the issuance of a Special Permit from the Zoning Board of Appeals (ZBA).

ACCESSORY STRUCTURE: A structure located on the same lot as, but detached from, a principal building or use, the use of which is customarily incidental to that of the principal building or use, such as detached garages, utility sheds, gazebos, and swimming pools.

ACCESSORY USE: A use customarily incidental to that of the main building or to the use of the land, not including exterior storage of junk, dismantled or abandoned cars or any other storage detrimental to the health, safety or general welfare.

ADULT DAY CARE: A day services program designed to provide assistance with activities of daily living and meet the cognitive, social, physical, and medical needs of elderly clients, and provide temporary relief for their caregivers; certified, licensed, or operated under a contract administered by the Executive Office of Elder Affairs or other state agency authorized under the laws of the Commonwealth.

ADULT USE: An adult bookstore, an adult motion picture theater, an adult dance club, an adult paraphernalia store, an adult video store and such other uses as provided by G.L. c. 40A, § 9A.

- **ADULT BOOKSTORE:** An establishment having as a substantial or significant portion of its stock in trade printed matter, books, magazines, picture periodicals, motion picture films, video cassettes, computer compact disks, computer disks or diskettes, or coin-

AYER ZONING BYLAW MARCH 19, 2018
amended OCTOBER 22, 2018, JUNE 10, 2019,
OCTOBER 28, 2019

operated motion picture machines for sale, barter or rental which are distinguished or characterized by their emphasis on matters depicting, describing or relating to "sexual conduct" as that term is defined in G.L. c. 272, § 31, "sexual devices" or an establishment having for sale sexual devices which shall mean any artificial human penis, vagina or anus or other device primarily designed promoted or marketed to physically stimulate or manipulate the human genitals, pubic area or anal area, including dildos, penisators, vibrators, penis rings, erection enlargement or prolonging creams or other preparations or an establishment with a segment or section devoted to the sale or display of such materials.

- ADULT ENTERTAINMENT ESTABLISHMENT: Any establishment which displays entertainment which is distinguished or characterized by its emphasis depicting, describing or relating to sexual conduct or sexual excitement, all as defined in G.L. c. 272, § 31.
- ADULT LIVE ENTERTAINMENT ESTABLISHMENT: Any establishment which displays live entertainment which is distinguished or characterized by its emphasis depicting, describing or relating to sexual conduct or sexual excitement as defined in G.L. c. 272, § 31.
- ADULT MOTION PICTURE THEATER: An enclosed building with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating 'sexual conduct" as defined in G.L. c. 272, § 31, for observation by patrons therein.
- ADULT MINI MOTION PICTURE THEATER: An enclosed building with a capacity for less than fifty (50) persons used for presenting material distinguished or characterized by emphasis on matter depicting, describing or relating to 'sexual conduct" as defined in G.L. c. 272, § 31, for observation by patrons therein.
- **SUBSTANTIAL OR SIGNIFICANT PORTION** shall mean at least that portion of retail sales accounting for at least twenty-five percent of gross sales; or merchandise accounting for at least twenty-five percent of total merchandise available for sales; or shelf space and display space which when combined is in excess of eighty (80) sq. ft.

AFFORDABLE HOUSING: A dwelling unit that is affordable for purchase or rent by a low- or moderate-income household. Each affordable housing unit shall be eligible for inclusion on the Chapter 40B Subsidized Housing Inventory, in accordance with the regulations and policies of the Massachusetts Department of Housing and Community Development (DHCD) in effect on the date of the applicant's submission to the Planning Board.

AFFORDABLE HOUSING RESTRICTION: A contract, mortgage agreement, deed restriction, or other legal instrument, acceptable in form and substance to the Town of Ayer, that effectively restricts occupancy of an affordable housing unit to a qualified purchaser or renter, and which provides for administration, monitoring, and enforcement of the restriction during the term of affordability. An affordable housing restriction shall run with the land in perpetuity or for the maximum period of time allowed by law, and be enforceable under the provisions of G.L. c. 184,

AYER ZONING BYLAW MARCH 19, 2018
amended OCTOBER 22, 2018, JUNE 10, 2019,
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§§ 31-33 or other applicable state law. The Ayer Board of Selectmen may accept, hold, and enforce affordable housing restrictions.

AGRICULTURE, EXEMPT: as provided under G.L. c. 40A, § 3. (See also, FARM)

AGRICULTURE, NON-EXEMPT: if not exempt under G.L. c. 40A, § 3, agriculture shall include production of agricultural, floricultural or horticultural commodities; the growing and harvesting of forest products upon forest land, and the keeping and raising of domesticated animals such as horses, subject to applicable regulations of the Ayer Board of Health, but shall not include swine, cattle, or other such animals kept or raised for purposes of food or other commodities, nor fur-bearing animals.

ALTERATIONS: As applied to a building or structure, a change or rearrangement in the structural parts or in the existing facilities, or an enlargement whether by extending any wall or by increasing in height, or the moving from one (1) location or position to another.

AQUIFER: Geologic formation composed of rock, sand or gravel that contains significant amounts of potentially recoverable water.

AUTO REPAIR SHOP: A building or part thereof in which repairs are made to any motor vehicles.

AUTOMATED TELLER MACHINE (ATM): A machine that acts as a teller for standard banking transactions such as cash withdrawals, deposits, and checking account balances, regardless of where it is located.

AUTOMOBILE: Motorized vehicle consisting of four wheels and powered by an internal engine, and used to transport people and items from one location to another location.

BED AND BREAKFAST: Use of a portion of an owner-occupied single-family dwelling for transient overnight lodging for not more than three (3) paying guests, with breakfast service typically included in the room charge. No cooking facilities shall be located in individual guest rooms or suites. The use of that portion of the dwelling devoted to transient occupancy shall be an accessory use of the single-family dwelling and shall not change the character thereof.

BEDROOM: As defined in Title V of the Massachusetts environmental code (310 CMR 15.002) or successor regulation.

BUFFER: This term refers to both the 100 foot distance from a wetland resource area as defined in the Massachusetts Wetlands Protection Act and the area used to visually screen activities or buildings on a site from abutting properties.

BUILDING COVERAGE: See LOT COVERAGE.

BUILDING HEIGHT: Building height shall be measured as the vertical distance from the average finish grade at the perimeter of the building to the average height of the highest roof plane. Building height shall not include spires, cupolas, antennae, or similar parts of structures which do not enclose potentially habitable floor space.

BUILDING LINE: A line through any point of the exterior of the building or structure.

BUILDING: A structure enclosed within exterior walls or firewalls, built, erected, and framed of a combination of any materials, whether portable or fixed, having a roof, to form a structure for the shelter of persons, animals, or property. For the purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature. The word "building" shall be construed where the context requires as though followed by the words "or part or parts thereof."

BUILDING, PRINCIPAL: A building in which is conducted the main or principal use of the lot on which said building is situated.

CELLAR (or BASEMENT): A portion of a building, partly or entirely below grade, which has more than one-half (1/2) of its height measured from finished floor to finished ceiling, below the average established finished grade of the ground adjoining the building.

CHILDCARE (or DAYCARE) CENTER: As defined in G.L. c. 15D, § 1, with a valid license from the Massachusetts Department of Early Education and Care (EEC) or successive agency. .

COMMERCIAL AMUSEMENT: A building or any portion thereof used for entertainment or amusement activities, such as a pool hall, bowling alley, video arcade, or cinema or movie theatre, but not including adult uses.

COMMERCIAL RECREATION, INDOOR: A facility operated as a business, open to the public for a per-visit or membership fee, for indoor recreation purposes such as tennis, racquetball, swimming, ice skating, roller skating or similar activities, including a health club or athletic club.

COMMERCIAL RECREATION, OUTDOOR: A facility operated as a business, open to the public for a per-visit or membership fee, for outdoor recreation purposes such as skiing, swimming, ball games, miniature golf, golf driving range, or similar customary and usual sports or recreation activities, but not including a golf course (see also, extensive uses: golf course).

COMMERCIAL STORAGE FACILITY: A building or structure for the storage of goods and materials, which may include a refrigerated storage facility (cold storage) or a warehouse for the storage of wholesale goods and merchandise. Commercial storage shall not include a self-storage facility.

COMMON DRIVEWAY: A driveway serving up to three (3) detached dwelling units or buildings.

COMMUNICATION TOWER: Any tower or structure, natural or man-made, existing or erected, used to support one or more antennas, including self-supporting lattice towers, guyed towers, or monopoles, for electromagnetic transmission and/or reception purposes such as radio and television transmission towers, microwave towers, common carrier towers, wireless communications facilities ("WCF"), alternative tower structures and the like; but not including a communication tower used by an amateur radio operator with a written license or permit from the Federal Communications Commission (FCC) to be the control operator of an amateur radio facility.

CONTIGUOUS: Sharing a common lot line or touching at any point.

CONTINUING CARE RETIREMENT COMMUNITY: A managed development that provides housing, services and nursing care primarily to persons over 55 years of age; which includes two or more of the following uses: assisted living residence, nursing home or chronic care facility, adult day care facility, or medical offices; and for which there is a legal agreement that assures life care to residents and services appropriate to each type of housing.

DAY CAMP: A lot, tract or parcel of land operated as either a commercial or non-commercial enterprise in which seasonal facilities are provided for all or any of the following: camping, picnicking, boating, fishing, swimming, outdoor games and sports and activities incidental and relating to the foregoing, but not including miniature golf grounds, golf driving ranges, mechanical amusement device, or permanent structures for housing of guests.

DOMESTICATED ANIMAL: Any of the various animals that have been tamed, through generations of captivity and breeding, to live under human control and in close association with humans, such as dogs, cats, chickens, cows, goats, sheep, and horses.

DRIVE-THROUGH FOOD SERVICE: A food service establishment in which food prepared and sold at retail may be consumed on the premises or purchased at a drive-up service window.

DRIVEWAY: An improved access, other than a street, connecting between a street and one or more parking or loading spaces.

DWELLING UNIT: A building designed and occupied as the living quarters of one (1) or more families. that contains one or more dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

DWELLING UNIT: a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

~~ACCESSORY APARTMENT: a dwelling unit subordinate in size and accessory to a detached single family dwelling, which may be located within an owner occupied single family dwelling or in a structure accessory thereto, such as in an attached or detached garage or barn, upon the issuance of a Special Permit from the Zoning Board of Appeals (ZBA). (already defined.)~~

DETACHED SINGLE-FAMILY DWELLING: A detached residential dwelling unit designed or intended or used exclusively as a single housekeeping unit for one family, with common cooking and living facilities. As used in this Bylaw, single-family dwelling shall not include a mobile home or trailer.

TWO-FAMILY DWELLING: A detached residential building with two dwelling units, designed or intended or used exclusively as the home or residence of two families, with two separate entrances and egresses.

MULTI-FAMILY DWELLING: A building designed or intended or used as the home or residence of three (3) or more families, each occupying a separate dwelling unit, living independently of each other and which may have a common right in halls and stairways; with the number of families in residence not exceeding the number of dwelling units provided.

TOWNHOUSE: A dwelling unit in a multi-unit building with units separated by party walls, with each unit not more than three rooms deep front to back and with separate entrances and stairways serving each unit exclusively.

EARTH REMOVAL: Extraction of sand, gravel, top soil, or other earth for sale or for use at a site removed from the place of extraction exclusive of the grading of a lot preparatory to the construction of a building for which a building permit has been issued, or the grading of streets in accordance with an approved definitive plan, and exclusive of granite operations. (See also, MINING or NATURAL RESOURCE EXTRACTION)

EDUCATIONAL USE, EXEMPT: An educational use conducted by a for-profit organization, such as a computer training program, a cosmetology school, or a trade school or training program that is not otherwise exempt under G.L. c. 40A, § 3.

EDUCATIONAL USE, NON-EXEMPT: Educational facilities not exempt under G.L. c. 40A, § 3, such as a commercial or for-profit educational use.

ESSENTIAL SERVICES: Services provided by public utility, governmental agencies, or other entity providing equivalent services through erection, construction, alteration or maintenance of underground or overhead gas, electrical, steam or water transmission or distribution systems and collection, communication, supply or disposal systems. Facilities necessary for the provision of essential services include poles, wires, fiber optic strands, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith.

EXTERIOR STORAGE: The storage of any materials related to the principal or accessory use of a property that are located outside the principal or accessory buildings on a property.

FAMILY: Any number of individuals related by blood, marriage, domestic partnership, or adoption; or any number of individuals with disabilities occupying a group home owned or operated by a public agency or non-profit organization; or up to four (4) unrelated individuals, living and cooking together on the premises as a single housekeeping unit.

FAMILY DAY CARE HOME: Child care provided for compensation in an owner-occupied single-family dwelling, for compensation during all or a portion of the day on a regular basis, for not more than six children including children living in the residence, and with a valid license from the Massachusetts Office for Children under G.L. c. 15D, § 1.

FARM STAND: A facility for the sale of produce, dairy products or other agricultural, floricultural or horticultural commodities, as defined in G.L. c. 40A, § 3.

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FARM: Five or more contiguous acres of land under one ownership devoted primarily to commercial agriculture or horticultural use, including a farm stand and other accessory buildings and structures, vehicles, animals and equipment. (See also, AGRICULTURE)

FLOOR AREA, GROSS: The total square feet (sq. ft.) of floor space within the outside dimensions of a building including each floor level, without deduction for hallways, stairs, closets, thickness of walls, columns, or other features. The computation of gross floor area shall include garages and basements with ceiling heights of six (6) feet or more.

FLOOR AREA, HABITABLE: The temperature controlled, finished floor area within a building or dwelling unit exclusive of finished garages, attics and cellars.

FORESTRY: Cultivating and harvesting of forest products, including the sale of firewood, on five or more acres of land.

GASOLINE STATION: A building or part of a building and the land thereof used in connection with tanks, pumps and other appliances to supply motor vehicles with gas, air, oil, water, and similar supplies, and which may include routine vehicle maintenance services as an accessory use. All maintenance and service, other than minor service and emergency repairs, shall be conducted entirely within a building. For purposes of this Bylaw, a gasoline station shall not mean a motor vehicle repair shop.

HAZARDOUS MATERIALS: See TOXIC OR HAZARDOUS MATERIALS.

HELIPORT: An area of land or water or a structure used or intended to be used for the take-off or landing of a helicopter, which may include auxiliary facilities such as waiting room, hangar, parking, fueling or maintenance facilities.

HOME OCCUPATION: An occupation conducted as an accessory use in an owner-occupied dwelling or a detached accessory structure, by the resident owner or members of the owner's family. Any home occupation that requires outdoor equipment to be stored in the yard must obtain a Special Permit from the ZBA, with the exception of Class II vehicles and one-ton pick-up trucks, as approved by the Building Commissioner.

HOMEOWNERS ASSOCIATION: A corporation or trust owned or to be owned by the owners of lots or dwelling units within a tract approved for residential development, which holds the title to open land and which is responsible for the costs and maintenance of said open land and any other facilities to be held in common.

HOSPITAL: An acute or chronic care facility with an original license from the Massachusetts Department of Public Health, pursuant to G.L. c. 111, § 51, to provide medical, surgical, skilled nursing or rehabilitation services to in-patients or institutionalized persons; or an ambulatory surgery center. Such facility may include ambulatory care and emergency services, specialty medical diagnostic or treatment services, and accessory facilities and integral functions such as laboratories, out-patient departments, training, staff offices, and similar adjunct facilities and functions.

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HOTEL OR MOTEL: A building or part thereof, or a group of buildings on a single lot, providing transient overnight lodging accommodations and accessory services to the general public. For a hotel or motel with units equipped with independent cooking facilities, such units shall not be occupied by any guest for more than two (2) continuous months, nor may guests reoccupy any unit within thirty (30) days of a continuous two-month stay or stay more than a combined total of four (4) months in any calendar year. No occupant of such hotel or motel may claim residency at such location.

IMPERVIOUS: Any area impenetrable by surface water. For purposes of this Bylaw, impervious includes semi-pervious or semi-porous paving materials.

INTERIM WELLHEAD PROTECTION AREA (IWPA): For public water systems using wells or wellfields that lack a DEP-approved Zone II, DEP will apply an IWPA, which is defined as the one-half mile radius measured from the well or wellfield for sources whose approved pumping rate is 100,000 gpd or greater.

JUNK: Any article or material or collection thereof which is worn out, cast off or discarded and which is ready for destruction or has been collected or stored for salvage or conversion. Any article or material which, unaltered or unchanged and without further reconditioning can be used for its original purpose as readily as when new shall not be considered junk.

JUNKYARD: The use of any area or any lot, whether inside or outside of a building, for the storage, keeping, or abandonment of junk, scrap or discarded materials, or the dismantling, demolition, or abandonment of automobiles, other vehicles, machinery, or parts thereof.

LIGHT MANUFACTURING: Fabrication, processing, packaging, or assembly operations, employing only electric or other substantially noiseless and inoffensive motor power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents such as odors, gas, fumes, smoke, cinders, refuse matter, electromagnetic radiation, heat, vibration, or noise; provided that all operations are located entirely within an enclosed building and there is no outside storage of materials or finished goods.

LOT: A continuous parcel of land with legally definable boundaries.

LOT AREA: The horizontal area of the lot exclusive of any area in a street or recorded way open to public use.

LOT, CORNER: A lot with two (2) or three (3) adjacent sides abutting upon streets or other public spaces.

LOT COVERAGE: The proportion of the area of a lot which is covered by principal and accessory structures. For purposes of calculating lot coverage, the area of an enclosed structure shall be taken as all of the horizontal area within outside walls. The projection of cornices, eaves, and other similar architectural projections shall not be included in the calculation of coverage. Coverage shall include all principal and accessory buildings including dwellings, garages, carports, greenhouses, lath houses, enclosed patios, and equipment and tool sheds. Coverage shall not include areas paved at grade for driveways, walkways, uncovered parking, uncovered

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or unenclosed swimming pools, walls or fences, covered but unenclosed patios, or structures used for beautification or landscaping such as arbors, trellises, and flagpoles.

LOT, DEPTH OF: The mean distance from the street line of the lot to its opposite rear line measured in the general direction of the side lines of the lot.

LOT FRONTAGE: A lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two (2) intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees. Unless otherwise approved by the Planning Board, vehicular access to a building site on the lot shall be exclusively through the frontage of the lot. On a lot with frontage on more than one street, frontage on one street only may be used to satisfy the minimum lot frontage. For setback purposes in the case of lots fronting on multiple streets, the front yard shall correspond to the street with the longest frontage, though vehicular access can be obtained via either the front or side yard lot lines.

LOT LINE: A line dividing one lot from another, or from a street or any public place. On a corner lot, the rear lot line shall be the furthest lot line opposite the front lot line.

LOT WIDTH, MINIMUM: The required minimum lot frontage extending from the front lot line to the front building line of the principal building on the lot.

MANUFACTURING: The indoor assembly, fabrication, packaging, or other industrial processing of finished parts or products, primarily from previously prepared materials, or the indoor provision of industrial services. Manufacturing includes but is not limited to the processing, fabrication, assembly, treatment or packaging of food, textiles, leather, wood, paper, chemicals, plastic, or metal products.

MEDICAL CLINIC OR AMBULATORY SURGERY CENTER: An outpatient care facility licensed or approved by the Massachusetts Department of Public Health to provide medical or surgical services. Such facility may include emergency services, specialty medical diagnostic or treatment services, and accessory facilities and integral functions such as laboratories, training, staff offices, and similar adjunct facilities and functions, but no in-patient facilities.

MEDICAL OR DENTAL OFFICE: A building designed or intended or occupied and used by one or more physicians providing outpatient health care, including dental care, with accessory facilities such as specialty diagnostic services, laboratories, and administrative offices, with no accommodations for overnight stays; not including a hospital, medical clinic or an ambulatory surgery center.

MINING or NATURAL RESOURCE EXTRACTION: The process by which soil, sand or gravel is removed from any open pit, borings or any other underground workings and produced for sale, exchange or commercial use or otherwise removed from the site, and all shafts, slopes, drifts or inclines leading thereto and including all buildings, structures and equipment above and below the surface of the ground used in connection with such process. Natural resource extraction shall not be deemed to include exploratory activities, the drilling or boring of wells for the purpose of

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obtaining water, nor the removal of soil and other related material as necessary to establish another permitted use upon the same site.

MOBILE HOME: Any vehicle or object designed and constructed or reconstructed or added to by means of accessories or facilities to permit the use and occupancy thereof for human habitation; whether resting on wheels, jacks or other foundations, and shall include the type of vehicle known as a house trailer, which shall mean a dwelling unit built on a chassis and containing complete electrical, plumbing and sanitary facilities and designed to be installed on a temporary foundation for living quarters.

MOTOR VEHICLE: Any self-propelled vehicle designed primarily for transportation of persons or goods along public streets or alleys, or other public ways.

MUNICIPAL FACILITY: Any facility owned or operated by the Town of Ayer. **MUSEUM:** An institution devoted to the procurement, care, study, and display of objects of scientific interest, value, or historic significance.

MUSEUM: An institution devoted to the procurement, care, study, and display of objects of scientific interest, value, or cultural or historic significance.

NONCONFORMING STRUCTURE: Any structure which does not conform to the dimensional requirements of this Bylaw, or which is located on a lot which does not comply with the frontage or lot size requirements, which was existing and lawful at the time of the adoption or subsequent amendment of this Bylaw.

NONCONFORMING USE: A use of a building or land, existing and lawful at the time of the adoption or subsequent amendment of this Bylaw, which does not conform to the regulations of this Bylaw.

NURSING HOME: An extended or intermediate care facility licensed by the Department of Public Health under G.L. c. 111, § 71 to provide full-time convalescent or chronic care, and may include adult day care.

OPEN SPACE: The space on a lot unoccupied by buildings or structures, and not devoted to streets, driveways, off-street parking or loading spaces and expressed as a percentage of the total lot area. Open space shall be unobstructed to the sky by man-made objects. Walks, above-ground or temporary swimming pools, and terraced areas may be part of a lot's open space. Open space within a cluster or open space development is prohibited from development.

PARKING AISLE: The area immediately adjacent to the car parking stalls which permits maneuvering of cars entering and leaving a parking stall, and which connects the parking stalls to the driveway.

PASSIVE RECREATION, OPEN SPACE OR CONSERVATION: Use of land in its natural state or improved with trails or resource management programs that do not significantly alter its natural state, or water resource or wildlife management programs.

PERSONAL SERVICE ESTABLISHMENT: An establishment whose primary business relies on customers coming and going on a regular basis and which provides a service directly to the consumer, such as a barber, hairdresser, manicurist, caterer, decorator, dressmaker or tailor, optician, photographer, shoemaker or upholsterer, and similar uses, but not including professional or business office or medical office uses.

POSTAL SERVICE: A post office or similar establishment for the delivery and receipt of mail or parcels, but not including a parcel distribution facility.

POTENTIAL DRINKING WATER SOURCES: Areas which could provide significant potable water in the future.

RATED NAMEPLATE CAPACITY: The maximum rated output of electric power production of a solar energy photovoltaic system in direct current (DC).

RECHARGE AREAS: Areas that collect precipitation or surface water and carry it to aquifers. Recharge areas may include areas designated as Zone I, Zone II, Zone III or Interim Wellhead Protection Areas.

REPAIR SHOP: A building used for the repair of appliances, office equipment, bicycles, lawn mowers or similar household or small-business equipment, but not including repair of automobiles, motorcycles or large vehicles or equipment.

RESEARCH AND DEVELOPMENT: An establishment or other facility for carrying on investigation in the natural, physical or social sciences, or engineering and development as an extension of investigation with the objective of creating end products employing only electric or other substantially noiseless and inoffensive motor power, and free from neighborhood disturbing agents such as odors, gas, fumes, smoke, cinders, refuse matter, electromagnetic radiation, heat, vibration, or noise; provided that all operations are located entirely within an enclosed building and there is no outside storage of materials or finished goods.

REST HOME: A facility licensed by the Department of Public Health to provide 24-hour supervision and supportive services for individuals who do not routinely need nursing or medical care.

RESTAURANT: A food service establishment where food is prepared, served and consumed inside a building or on an attached patio or other outdoor seating area on the premises, and provides seating accommodations for all patrons to be served at any one time. A restaurant may include a bar or lounge as an accessory use, or the taking of food and drink from the building as incidental. "Restaurant" does not include an establishment that operates exclusively or principally as a caterer, a food processing establishment, a retail food store or a take-out food service establishment, nor does it include drive-through service.

RETAIL: Any facility selling goods to consumers regardless of whether it is specifically listed in the Table of Uses.

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ROOMING HOUSE (or BOARDING HOUSE): An owner-occupied, detached single-family dwelling in which long-term, non-transient lodging, with or without meals, is supplied for compensation to not more than three (3) persons unrelated to the owner; without cooking facilities for the exclusive use of individual occupants. As used in this Bylaw, boarding house does not mean or include transient quarters such as a motel, hotel, or bed and breakfast or inn. Any food service provided shall be in compliance with applicable regulations of the Ayer Board of Health.

SEASONAL RESIDENCE: A residence that is used for fewer than 180 days per year. Evidence to document whether a residence is seasonal or year-round may include utility bills, United States Post Office records, principal place of garaging, or sworn affidavits by three year round residents.

SELF-STORAGE FACILITY: A building or buildings consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods, automobiles, boats or contractor's supplies.

SHOP FOR CUSTOM WORK: Manufacture of crafts or custom work to be sold at retail only on the premises.

SIGN: Any words, lettering, parts or letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks, whether stationary or portable, by which anything is made known, such as are used to designate or locate an individual, a firm, an association, a corporation, a profession, a business or a commodity or product, which are visible from a public or private street or right-of-way and used to attract attention. Where the following terms are used in this Bylaw, they shall have the following meanings:

AGRICULTURAL SIGN: A sign which may have wording that may be changed periodically to advertise products raised or grown principally on the premises.

AWNING SIGN: A permanent sign which is affixed to or consists of a permanent or retractable awning or marquee permanently mounted to the exterior surface of a building.

BANNER SIGN: A sign intended to be hung either with or without frames, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind. National flags, flags of political subdivisions and symbolic flags of any institution or business shall not be considered "banners" for the purpose of Section 9.5.

BILLBOARD SIGN: A sign which advertises a business, service, product, commodity, entertainment or similar object or activity which is conducted, sold or offered on a lot other than the lot on which the sign is erected.

BUILDING FRONTAGE: The building elevation facing a street and providing public access to the building. When a building provides public access on more than one elevation, maximum sign area shall be based on primary building frontage, or the building elevation containing the main entrance.

COMMERCIAL MESSAGE: Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

CONSTRUCTION SIGN: A sign identifying the proposed building, the owner or intended occupant and the contractor, architect and engineers. A construction sign for more than a single lot will be considered to be a "subdivision sign."

DIRECTIONAL OR INFORMATIONAL SIGN: A sign which is necessary for the safety and direction of vehicular or pedestrian traffic.

DIRECTORY SIGN: A sign listing the name and location of the occupants of a site or building.

DISPLAY AREA: See "sign area."

ERECTING: Any installing, constructing, reconstructing, replacing, relocating, relettering, except as specifically provided, extending, altering or otherwise changing of a sign. "Erecting" shall not include repairing or maintaining an existing sign.

EXTERIOR SIGN: A wall sign, projecting sign or awning sign placed on or about the exterior of any structure.

FLAG: See "banner."

FREESTANDING SIGN: A nonmovable sign not affixed to any building but constructed in a permanently fixed location of the ground with its own support structure, including a monument sign, and displaying a sign face on not more than two (2) sides.

GASOLINE PUMP SIGN: The standard type of gasoline pump bearing thereon in the usual size and form the name or type of gasoline and the price thereof.

HORIZONTAL BLADE SIGN: A short, wide sign that projects from and is supported by a wall of a building and is oriented perpendicular to the face of the building.

INDIVIDUAL LETTER SIGN: A wall sign consisting of individual letters mounted to a building surface without any background or frame.

MARQUEE: Any permanent, roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

MARQUEE SIGN: Any sign attached to, in any manner, or made part of a marquee.

MOVABLE SIGN: Any sign not permanently attached to the ground or to a building or permanent structure, which is designed to be portable, such as an A-frame, H-frame, T-frame, banner or flag, trailer sign placed on the surface of the ground, temporarily staked into the ground or a sign attached to a motor vehicle (registered or unregistered).

NEON SIGN: A sign which features exposed glass tubing filled with fluorescent gas.

OFFICE PARK OR INDUSTRIAL PARK: See "business center."

PENNANT SIGN: Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

PERMANENT SIGN: A sign that is permanently attached to a building or having in-ground supporting structure(s) or braces.

POLITICAL SIGN: A sign designated to influence the action of voters for the passage or defeat of a measure, or the election of a candidate to a public office at a national, state, county or local election.

PROJECTING SIGN: A sign which is permanently affixed to the exterior surface of a building or structure with the display area positioned perpendicular to the wall to which the sign is mounted.

REAL ESTATE SIGN: A sign which is used to offer for sale, lease or rent the property upon which the sign is placed.

ROOF SIGN: A sign attached to or erected wholly upon and over the roof of any building and supported solely on the roof structure.

SHOPPING CENTER: Any aggregation of three (3) or more business or industrial tenants which share a common parking area.

SIGN AREA: The area of the smallest horizontally or vertically oriented rectangle which could enclose all the display area of the sign, together with any backing different in color or material from the finish material of the building face, without deduction for open space or other irregularities. Structural members not bearing advertising matters shall not be included unless internally or decoratively lighted. Where sign faces are placed back-to-back and face in opposite directions, the sign area shall be defined as the area of one (1) face of the sign.

SPECIAL EVENT SIGN: A sign, which is to be portable, to announce a church bazaar, fair, circus, festival, business or shop opening, special sale by a store or business or similar event. Such sign shall identify the event and the date of the event, and it may display the event's sponsor, organizer or main feature.

SUBDIVISION SIGN: A sign to identify the name of the residential subdivision and located on the property of the subdivision.

TEMPORARY SIGN: A sign that is used only temporarily, for a period of time not to exceed thirty (30) days, and is not permanently mounted.

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TRAILER SIGN: A sign mounted on a vehicle normally licensed by the state as a trailer and used for advertising or promotional purposes.

WALL SIGN: A sign which is painted or otherwise permanently affixed to a vertical exterior surface of a building or structure with the display area positioned parallel with the wall to which the sign is mounted, and including such a sign affixed to a parapet or to the lower slope of a gambrel or mansard roof.

WINDOW SIGN: A sign, picture, symbol or message that is placed inside a window, drawn, painted or etched on the window pane or glass or otherwise attached in or on a window and visible from the exterior of the window, not including any part of a customary window display of merchandise or other product.

SOLID WASTE DISPOSAL FACILITY: Refuse transfer station, composting plant, solid waste recycling operation and any other works or use approved by the Massachusetts Department of Public Health and the Ayer Board of Health for processing, handling, treating, and disposing of solid or liquid waste materials, including garbage, rubbish, junk, discarded bulk items, and sludges but not raw sewage, and similar waste items.

SPECIAL PERMIT GRANTING AUTHORITY: The Ayer Zoning Board of Appeals, the Ayer Planning Board and in some cases the Ayer Board of Selectmen, as designated within this zoning bylaw having the authority to grant special permits.
STREET: An accepted town way, or a way established by or maintained under county, state, or federal authority, or a way established by a subdivision plan approved in accordance with the subdivision control law, or a way determined by the planning board to have sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

STREET LINE: The right-of-way line of a street.

STRUCTURE: A combination of materials assembled at a fixed location to give support or shelter, such as a building, retaining wall which retains more than four (4) feet of unbalanced fill, tent of one hundred twenty (120) sq. ft. or more and for the use of ten (10) or more persons, reviewing stand, platform, fence six (6) feet or more in height, sign, flagpole, recreational tramway, mast for radio antenna, solar panel arrays and their supports, or the like.

SUBSTANTIAL RECONSTRUCTION: Extensions or alterations for which the cost of building construction exceeds twenty-five (25%) percent of the assessed value of the existing building(s) on a lot, and any project involving demolition of an existing building.

TAKE-OUT FOOD SERVICE: A food service establishment in which food prepared and sold at retail may be consumed on the premises if purchased from a counter or a walk-up service window and consumed off the premises; but not a drive-through service.

AYER ZONING BYLAW MARCH 19, 2018
amended OCTOBER 22, 2018, JUNE 10, 2019,
OCTOBER 28, 2019

TEMPORARY STRUCTURE: A structure without any foundation or footings to be removed within a twelve-month time period. Said structure shall conform to the requirements of the Schedule of Density and Dimensional Requirements and shall require a permit or a certificate of zoning compliance from the Building Inspector.

TENANT: As applied to commercial or industrial development, a business or other establishment occupying space within a building under an agreement with the owner, or the owner-occupant of the building.

TOXIC OR HAZARDOUS MATERIAL: Any substance or mixture of physical, chemical, or infectious characteristics posing a significant, actual or potential hazard to water supplies or other hazards to human health if such substance or mixture were discharges to land or water in the Town of Ayer. Toxic or hazardous materials include, without limitation; synthetic organic chemicals, petroleum products, heavy metals, radioactive or infectious wastes, acids and alkalis, and all substances defined as Toxic or Hazardous under Massachusetts General Laws (G.L.) Chapter (c.) 21C and 21E and 310 CMR 30.00, and also include such products as solvents and thinners in quantities greater than normal household use.

USES: The purpose for which a building or land is arranged or intended for which a building or tract of land is or may be used, occupied or maintained.

WIRELESS COMMUNICATIONS FACILITY: A wireless communications facility ("WCF") shall mean a facility used for the purpose of commercial or public wireless communications uses, such as cellular telephone services, enhanced specialized mobile radio services, microwave communications, personal wireless communications services, paging services and the like, as defined in Section 704 of the Federal Telecommunications Act of 1996, as amended. Such facilities shall include towers, antennae, antennae support structures, panels, dishes, communication buildings, communication structures and accessory structures in their entirety or as separate components.

COMMUNICATION BUILDING: Any building utilized primarily for the installation and operation of equipment for generating or receiving electromagnetic radiation and which is accessory to a communication structure.

COMMUNICATION STRUCTURE: Any structure intended to support equipment used for the transmission and/or reception of electromagnetic radiation, including communication monopoles, antennas, wiring or other devices attached thereto. Such a structure shall not include a lattice tower.

COMMUNICATION MONOPOLE: Any cylindrical pole intended to support equipment used for the transmission and reception of electromagnetic radiation including antennas, wiring or other devices attached thereto.

LATTICE TOWER: A type of mount that is self-supporting with multiple legs and cross-bracing of structural steel.

MOUNT: The structure or surface, upon which antennas are mounted, including the following four (4) types of mounts.

ROOF-MOUNTED: Mounted on the roof of a building.

SIDE-MOUNTED: Mounted on the side of a building.

GROUND-MOUNTED: Mounted on the ground.

INTERIOR-MOUNTED: Mounted within a building such that the WCF is not visible from the exterior of the building/structure.

RADIOFREQUENCY (Rf) ENGINEER: An engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.

RADIOFREQUENCY RADIATION (RFR): The emissions from WCFs.

WETLANDS: Any wetland resource area subject to the provisions of G.L. c 131, § 40.

YARD: A space open to the sky, located between a building or structure and a lot line, unoccupied except by fences, walls, poles, paving, and customary yard accessories.

YARD, FRONT: A yard extending the full width of the lot and situated between the street line and the nearest point of the building. No structures as defined herein shall be placed within front yard setbacks.

YARD, REAR: A yard the full width of the lot and situated between the rear lot line and the nearest part of the main building projected to the side line of the lot.

YARD, SIDE: A yard situated between the nearest point of the building and the side lot line and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

ZONE I: The DEP approved protective 400-foot radius surrounding a public water supply well that must be owned by the water supplier or controlled through a recorded conservation restriction.

ZONE II: The area of an aquifer which contributes water to a well under the most severe recharge and pumping conditions that can be realistically anticipated (180 days of pumping safe yield with no recharge from precipitation), as defined in 310 CMR 22.00. **ZONE III:** The land area beyond the Zone II from which surface and groundwater drain into the Zone II, as defined in 310 CMR 22.00.

Proposed Definitional Amendments to the Ayer Zoning Bylaw

Planning Board public hearing on March 8, 2022

Annual Town Meeting April 25, 2022

Housing related under ' Dwelling ':

DWELLING UNIT: A building designed and occupied as the living quarters of one (1) or more families. that contains one or more dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

DWELLING UNIT: a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

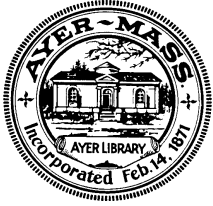
~~ACCESSORY APARTMENT: a dwelling unit subordinate in size and accessory to a detached single family dwelling, which may be located within an owner-occupied single family dwelling or in a structure accessory thereto, such as in an attached or detached garage or barn, upon the issuance of a Special Permit from the Zoning Board of Appeals (ZBA). (already defined.)~~

DETACHED SINGLE-FAMILY DWELLING: A detached residential dwelling unit designed or intended or used exclusively as a single housekeeping unit for one family, with common cooking and living facilities. As used in this Bylaw, single-family dwelling shall not include a mobile home or trailer.

TWO-FAMILY DWELLING: A detached residential building with two dwelling units, designed or intended or used exclusively as the home or residence of two families, with two separate entrances and egresses.

MULTI-FAMILY DWELLING: A building designed or intended or used as the home or residence of three (3) or more families, each occupying a separate dwelling unit, living independently of each other and which may have a common right in halls and stairways; with the number of families in residence not exceeding the number of dwelling units provided.

TOWNHOUSE: A dwelling unit in a multi-unit building with units separated by party walls, with each unit not more than three rooms deep front to back and with separate entrances and stairways serving each unit exclusively.



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

Public Hearing Notice for an amendment to the Ayer Zoning Bylaw

1. Citizen's Petition to rezone 27 Harvard Road from General Residence to General Business

Town of Ayer
Planning Board
Public Hearing Notice

Pursuant to M.G.L. c. 40A, s. 5, the Ayer Planning Board will conduct a remote public hearing at 6:15 PM on Tuesday, March 22, 2022, on a Citizen's Petition Warrant article for an amendment to the Ayer Zoning Map.

This Citizen's Petition article proposes to rezone a lot at 27 Harvard Road (Map 35, Lot 21) from General Residence to General Business. The lot at 27 Harvard Road is approximately 5.3 acres in area. This complements the rezoning of the adjoining lot at 29 Harvard Road (Map 35, Lot 22) that was rezoned at the October 2021 Special (Fall) Town Meeting.

The full text of the proposed Citizen's Petition article can be found on the Town of Ayer website at <https://www.ayer.ma.us> and paper copies can be obtained at the Town Clerk's office or at the Ayer Planning Department in the Ayer Town Hall during normal business hours. Any person interested or wishing to be heard on the proposed amendment to the Zoning Map is advised to contact the Planning Board office prior to March 15, 2022. Meeting information can be found on the Planning Board agenda which will be posted on the Town of Ayer website or by contacting the Planning Board Office at 978-772-8220, ext. 144

Select Board
Building Commissioner
Town Clerk
Conservation Commission
Highway Department
Town of Groton, MA
Town of Littleton, MA
Town of Shirley, MA
MRPC
DHCD
File

Town Meeting Citizen's Petition Article Submission Form

**This form is required to be submitted with each article,
along with a list of the appropriate certified signatures**

For 2022
ATM

Date received by Town Manager/Board of Selectmen or Town Clerk:

Title/Subject Matter of Article:

REZONE 27 HOBBS RD LOT 35-21 FROM GR (general
residence) to GB (general business)

Contact Information:

Name of Submitter:

THEODORE W. MAXANT (29 HOBBS RD LLC)

Address:

P.O. Box 45A AYER MA 01432

Tel. #: 978 857 2516 CELL

Email: tmaxant@mac.com

Tina & I depart
Jan 01, 2022
for St. MARION

RETURN
APRIL 16TH 2022

(SON IN LAW)

JAKE @ maxantindustries.com

Proposed Article Language:

To see if the Town will vote to:

Rezone 27 Harvard Road (LOT 35-21) from GR to GB

Brief Summary: *(purpose of or reason for the proposed article)*

Lot 27 has been a business use as ~~long as memory~~. Way before World War 2, this property was a Ford Ferguson tractor dealer that had a store and pumped gas. In the subsequent years it was owned by Charles Seriachaen who fixed Saab autos and had a store that also pumped gas. More recently the property has been owned by Mr. Mikes Citgo, Peterson Oil Co. and Alliance Retail Llc who also had a store and pumped gas with a shop out back.

The property has always been taxed as GB at the rate of \$29.17/M. It is also shown on the town records as being zoned GB,

However, recently the Town has noticed that the zoning map colored this lot 27 parcel GR.

On Oct 25, 2021 at the fall town meeting, residents voted unanimously to rezone the adjacent lot 29 parcel from GR to GB

Passage of this article will clarify that it is in the best interest of the Town of Ayer and its citizens to have both parcels clearly identified as GB.

All property in this district stand alone with business uses and are separated from residential use by Woodlawn cemetery

***ATM – 10 Certified Signatures Required**

Funding Amount Needed: \$ _____

Recommended Funding Source: _____

Public Hearing Notice for an amendment to the Ayer Zoning Bylaw

1. Citizen's Petition to rezone 29 Harvard Road from General Residence to General Business

Town of Ayer
Planning Board
Public Hearing Notice

Pursuant to M.G.L. c. 40A, s. 5, the Ayer Planning Board will hold a public hearing at 6:15 PM on Tuesday, October 12, 2021, in the Selectmen's Meeting Room, Ayer Town Hall, One Main Street, on a Citizen's Petition Warrant article for an amendment to the Ayer Zoning Map.

This Citizen's Petition article proposes to rezone the lot at 29 Harvard Road (Map 35, Lot 22) from General Residence to General Business. This .76-acre lot is surrounded by a larger 5.3-acre lot at 27 Harvard Road (Map 35, Lot 21) which is zoned General Business. It is contended by the petitioner that this section of Ayer, Harvard Road south of the Carlton Rotary, has been developed as a commercial corridor and a small, isolated lot zoned Residential is not in keeping with the zoning of the surrounding area.

The full text of the proposed Citizen's Petition article can be found on the Town of Ayer website at <https://www.ayer.ma.us>, and paper copies can be obtained at the Town Clerk's office or at the Ayer Planning Department in the Ayer Town Hall during normal business hours.

Heather - insert the usual Cc's here...

PARCEL ID: 012/035.0-0000-0021.0 MAP 035.0

BLOCK 0000

LOT 0021.0

PARCEL ADDRESS: 27 HARVARD ROAD

as of 11/17/2010

PARCEL INFORMATION

Owner#1: ALLIANCE RETAIL LLC
 Owner#2:
 Address#1: 800 SOUTH STREET
 Address#2: SUITE 200
 WALTHAM MA 02453 USA

Use-Code: 334	Sale Price: 10	Book: 58616
Tax Class: T	Sale Date: 3/5/2012	Page: 113
Tot Fin Area: 1302	Sale Type: P	Cert/Doc:
Tot Land Area: 5.3	Sale Valid: B	
	Grantor: ALLIANCE ENERGY LLC	
Inspect Date: 3/12/2012	Road Type: T	Exempt-B/L%: 0/0
Meas Date: 3/12/2012	Rd Condition: P	Resid-B/L%: 0/0
Entrance: C	Traffic: M	Comm-B/L%: 100/100
Collect ID: RRC	Water: PS	Indust-B/L%: 0/0
Inspect Reas: M	Sewer: SW	Open Sp-B/L%: 0/0

COMMERCIAL SECTIONS/GROUPS

Section: ID	Use-Code	Section: ID	Use-Code	Section: ID	Use-Code	Section: ID	Use-Code		
101	334	102	334						
Category: 0		Category: 0		Category: 0		Category: 0			
Grnd-FI-Area: 504		Grnd-FI-Area: 798		Grnd-FI-Area: 798		Grnd-FI-Area: 798			
Story Height: 1		Story Height: 1		Story Height: 1		Story Height: 1			
Bldg-Class: C		Bldg-Class: C		Bldg-Class: C		Bldg-Class: C			
Yr-Built: 1960		Yr-Built: 1960		Yr-Built: 1960		Yr-Built: 1960			
Eff-Yr-Built: 1975		Eff-Yr-Built: 1975		Eff-Yr-Built: 1975		Eff-Yr-Built: 1975			
Cost Bldg: 16700		Cost Bldg: 10300		Cost Bldg: 10300		Cost Bldg: 10300			
Groups (1):				Groups (1):					
Id	Cd	B-FL-A	Flrs	Unt	Id	Cd	B-FL-A	Flrs	Unt
1	220	504	1	1	1	320	798	1	1

LAND INFORMATION

NBHD CODE: 300	NBHD CLASS:	ZONE: GB						
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-1/2/3	Value	Class
1	P	334	S	43560		N	274192	
2	U	334	A		4.3	50/	33540	

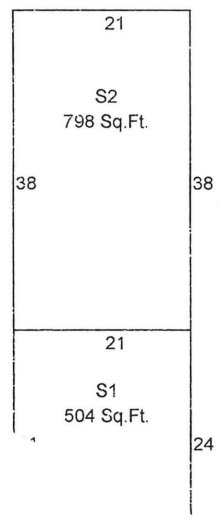
DETACHED STRUCTURE INFORMATION

Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	Class
CN	S	278		1978	A	A	50///50	800	3
AS	S	6000		1980	A	A	50///50	8600	3
LI	C	2		1980	A	A	///74	3200	3
OT	C	1		1980	A	A	///100	100	3
TF	G	23000		1960	A	A	50///50	31600	3
SE	S	134		2001	A	A	///91	2200	3

VALUATION INFORMATION

Current Total: 397400	Bldg: 89700	Land: 307700	MktLnd: 307700
Prior Tot: 383400	Bldg: 86900	Land: 296500	MktLnd: 296500

SKETCH



MOEP
~~508-755-4362~~
SUSA
 508 792-7650
 8 New Bond St.

andrea.britts@ma.gov

PHOTO



27 HARVARD ROAD

Your Preliminary Tax for the fiscal year beginning July 1, 2021 and ending June 30, 2022 on the parcel of real estate described below is as follows:

PROPERTY DESCRIPTION	
27 HARVARD ROAD	
State Class	334
Land Area	5.3 AC
Parcel ID	0035000021
Book/Page	76461/90
Deed Date	12/18/2020

Assessed owner as of January 1, 2021:

29 HARVARD ROAD LLC
C/O MAXANT INDUSTRIES
PO BOX 454
AYER MA 01432-0454

#1011
August. ~~10.26.21~~ RBT
07.24.21
± 1

THE COMMONWEALTH OF MASSACHUSETTS
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOWN OF AYER
FISCAL YEAR 2022

PRELIMINARY REAL ESTATE TAX BILL

Collector of Taxes:
Barbara Tierney
Office Hours:
Mon, Wed, Thurs 8 AM - 4 PM
Tues 8 AM - 6 PM; Fri 8 AM - 2 PM
Telephone Numbers:
Tax Collector: (978) 772-8220 Ext. 152
Assessor: (978) 772-8220 Ext. 140
Mail Check Payments To:
Town of Ayer
PO Box 811
Reading, MA 01867-0406
To Pay Your Bill Online:
Log on to: www.ayer.ma.us/billpay

THIS FORM APPROVED BY COMMISSIONER OF REVENUE

TAXPAYER'S COPY

Bill No.	16
Preliminary Real Estate Tax	\$3,737.40
Community Preservation Act	\$112.12
Total Preliminary Tax	\$3,849.52
Current Payments/Credits	\$0.00
1st Qtr. Due 8/2/2021	\$1,924.76
2nd Qtr. Due 11/1/2021	\$1,924.76

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

Payments made after 06/16/2021 may not be reflected on this bill.

oct RBT #1033
10.26.21

2021 PROPERTY
TAX IS
GB
@ \$ 7699.⁰⁴ / YR

All **Images** Video News More Filter Safes



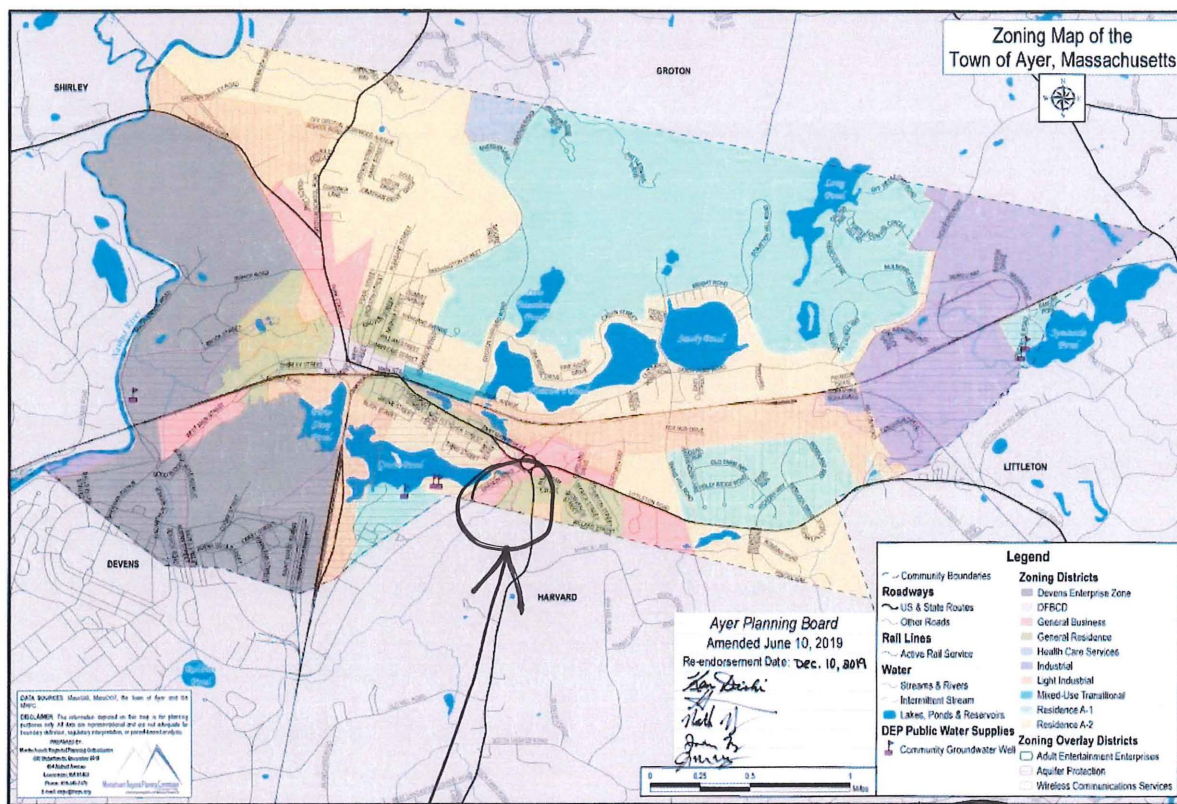
ayer ma zoning map

Sign In



Zoning Map 2019 | Town of Ayer MA
www.ayer.ma.us

Zoning Ma
MA
www.ayer.ma
View Ima



?

cemetery is definitely General Residence

Lot 27 "always" had a business use



ZONING/BUILDING DEPARTMENT

Town of Ayer
TOWN HALL 1 MAIN ST. AYER, MASSACHUSETTS. 01432
978-772-8214

CHARLES R. SHULTZ, JR.
BUILDING COMMISSIONER/ZONING ENFORCEMENT

October 14, 2021

27 Harvard Rd.

Re: Zoning violations

Dear Mr. Maxant,

It appears that you have 3 different business's (The Honey Hut, Chestnut Landscaping and Flagg Welding) open at 27 Harvard Rd.

This property is in the Towns General Residence Zone and the businesses are not an allowed use in that zone. (Section 5.2 Table of Use, Sub Section 5.3 Class of Use). This is a violation of the Town's Zoning Bylaw. You have also installed/erected Signs with no permits, (Section 9.5.1 A.) This is a violation of the Town's Zoning Bylaw.

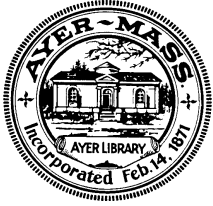
You must Cease and Desist operations immediately.

Please contact me to discuss what options you have to bring your property into compliance.

My office hours are Monday through Friday from 8 a.m. to 11 a.m.

Charles R. Shultz Jr.
Building Commissioner/Zoning Enforcement

Copy: Town Manager's Office
File



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

PUBLIC HEARING

STORMWATER MANAGEMENT PERMIT AND ASSOCIATED SITE PLAN

New England Power Company, 65 Westford Road, Ayer, Massachusetts

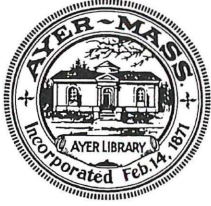
The Town of Ayer Planning Board will conduct a remote Public Hearing at 6:15 PM on Tuesday, March 22, 2022, regarding the application of New England Power Company (NEPCo), for property located at 65 Westford Road. The applicant is seeking a stormwater management permit and associated Site Plan approval for the installation of a new 115/23 kV electric switching station at the existing electric substation known as Sandy Pond Substation #237.

The site is located in Ayer's Industrial Zoning District, and improvements will consist of new sub-station related equipment, security fencing and stormwater management facilities. No new buildings are proposed with this project.

Application and plans can be mailed or emailed by contacting the Planning Board Office at 978-772-8220 ext. 144 or hhampson@ayer.ma.us. Any person interested or wishing to be heard on the proposed plan is advised to call or email the Planning Board Office by March 15, 2022. The meeting will be conducted via Zoom for which the meeting ID number will appear on the Planning Board agenda for this meeting as will be posted on the Town of Ayer website.

Signed,

Ayer Planning Board



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 Site Plan Review Filing Instructions

In addition to a **complete** application, the applicant must also provide:

1. Sixteen (16) copies of the completed application form and narrative
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. Narrative explaining project in detail
6. Certified abutters list (300 feet)
7. Site Plan Application Fee, \$500.00

***Site Plan Review will be scheduled for a Planning Board meeting AFTER all required materials are received and reviewed by the Town Planner. ***

NOTE: There are several sections to this application. Please read the entire application form before proceeding.

1. OWNER/PETITIONER: New England Power Company
Address 40 Sylvan Road, Waltham, MA 02451
Telephone 508-926-3464
E-mail jsmith@bowditch.com

2. AGENT FOR OWNER (if applicable): Joshua Lee Smith, Esquire
Address Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608
Telephone 508-926-3464
E-mail jsmith@bowditch.com

3. PLAN INFORMATION:

Plan Title: _____
Revision Date: _____
Prepared By: Richard T. Lewis, PE
Address: 1 Cedar Street, Suite 400, Providence, RI 02903-1023
Phone Number: 401-457-7823

REASON FOR SITE PLAN:

Construction, alteration or expansion of, or change in use, within a municipal, institutional, commercial, industrial or multi-family structure.

Construction or expansion of any parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or purpose involving five (5) or more new or additional parking spaces.

Clearing or grading more than 10,000 sq. ft. of land, unless specifically exempt under Section 9.6 of the Ayer Zoning Bylaw.

Any use requiring a special permit, except that where a single-family or two-family dwellings require a special permit, site plan review shall not apply.

All new commercial and industrial construction.

CHECK LIST FOR SUBMISSION

SITE PLAN INFORMATION REQUIRMENTS:

- _____ Proposed square footage of all proposed and existing buildings
- _____ Setback Limits
- _____ Identify Use
- _____ Hours of Operation
- _____ Number of Employees
- _____ Number of Parking Spaces
- _____ Stormwater Report
- _____ Certified Abutter List
- _____ Table containing area of new or existing buildings proposed and use
- _____ Seating capacity

PLAN REQUIRMENTS

General Information

- _____ Date of Site Plan
- _____ North Arrow
- _____ Title or name of project
- _____ Locational information for the project
- _____ Owner of Record
- _____ Plan Preparer
- _____ Scale
- _____ Locus Map
- _____ Current Zoning
- _____ Location of all buildings proposed and or existing
- _____ All buildings, property line and or wetland resource area setbacks
- _____ Boundaries for lots, streets, easements, right-of-ways, ect.

Buildings, Structures, and Appurtenances

- _____ Proposed use and location of all buildings, including proposed grades and structure height
- _____ Layout of proposed buildings and structures, including elevations and architectural renderings.
- _____ Exhibits to indicate the visual impact on the surrounding areas
- _____ Any and all existing non-conformities.
- _____ Detailed signage plans

Landscaping, Open Space, Drainage, Stormwater and Environmental Features

- _____ Location and square footage of all existing and proposed impervious areas
- _____ Location of all wetlands, water bodies, wells, one-hundred year storm flood elevation, and all other natural features including streams, drainage channels and other environmental features
- _____ Any and all jurisdictional wetland resource areas
- _____ Location and description of proposed natural and manmade open space and recreational areas.
- _____ Location and estimated yield of any groundwater aquifers and well head protection
- _____ Estimated habitat areas
- _____ Any and all erosion control measures
- _____ Location of any hazardous materials
- _____ Location of any proposed or existing above or underground storage tanks
- _____ Location of any existing or proposed septic systems and leach fields
- _____ Location of all soil boring and test pits
- _____ Location and description of all stormwater managements systems
- _____ Detailed landscaping plan

Utilities

- _____ Location of all proposed or existing utilities lines either above or under ground
- _____ Location of all proposed or existing utility poles
- _____ Location of any fire alarm and terminal boxes
- _____ Location of any and all fire hydrants
- _____ Location of all proposed and or existing water and sewer lines

Vehicular Traffic, Circulation and Parking

- _____ Traffic flow patten within the site
- _____ Traffic impact statement
- _____ Number and location of existing and proposed parking spaces

Pedestrian and Bicycle Circulation and Safety

- _____ Location and dimensions of any existing or proposed sidewalks
- _____ Location and dimensions of any existing or proposed bicycle path
- _____ Location and rendering of any bicycle storage rack or areas.
- _____ Any existing or proposed striping of pedestrian or bicycle lanes

Outdoor Lighting

- _____ Details on all outdoor lighting
- _____ Photometric plans for all outdoor lighting

6. ANY ADDITIONAL SUBMITTALS AS NEEDED

New England Power Company

7. SIGNATURE OF OWNER/PETITIONER By: _____

Date

8. SIGNATURE OF AGENT FOR OWNER (if applicable)

Joshua Lee Smith, Esquire, as Attorney for Applicant

Date

9. RECEIVED BY THE AYER TOWN CLERK: Date



**Ayer Planning Board
Stormwater Management Permit Application**

RECEIVED
FEB 28 2022
TOWN OF AYER
TOWN CLERK *(Signature)*

1. LOCATION OF PROPERTY

Street Address 65 Westford Road

Registry Middlesex South Book 19595 Page 134

Assessor's Map-Parcel: 7-15, 8-8, 8-9, and 8-10

Zoning District (including Overlay if applicable):

Industrial Zone in Wireless Communications Services Overlay District

2. OWNER INFORMATION

Name National Grid

Address 40 Sylvan Road, Waltham, MA 02451

Telephone _____

3. ENGINEER INFORMATION

Name VHB, Inc., Richard Lewis, Director of Engineering - Energy

Address 1 Cedar Street, Suite 400, Providence, RI 02093

Email rlewis@vhb.com

Telephone 401-457-7823

Received

FEB 18 2022

Town of Ayer
~~Board of Health~~
Planning Bd

4. PROJECT TYPE (CHECK ALL THAT APPLY)

Minor Project:

- Land disturbance of an area greater than 20,000 sq. ft. but less than 40,000 sq. ft.
- Land disturbance of a volume of earth greater than 1,500 cubic yards but less than 2,200 cubic yards
- Land disturbance of an area of land 1,000 sq. ft. to 10,000 sq. ft.
 - If the slope is 15% or greater; or
 - If the soil cut or filled exceeds four (4) feet in vertical depth at its deepest point as measured from the natural ground level. This requirement may be waived for septic system installation
- Land disturbance that meets or exceeds 2,000 square feet of area and is less than 5,000 square feet of area within a Critical Area or where stormwater discharge is directly or indirectly to an Impaired Waterbody or its tributaries

Major Project:

- Land disturbance of an area of greater than 40,000 sq. ft.
- Land disturbance of a volume of earth resulting in a total quantity greater than 2,200 cubic yards
- Land disturbance of an area of land greater than 10,000 sq. ft.
 - If the slope is 15% or greater; or
 - If the soil cut or filled exceeds four (4) feet in vertical depth at its deepest point as measured from the natural ground level.
- Land disturbance that meets or exceeds 5,000 square feet of area within a Critical Area or where stormwater discharge is directly or indirectly to an Impaired Waterbody or its tributaries
- Land disturbance resulting in a net increase of 30% or more of impervious area on a parcel of land having more than 5,000 square feet of existing impervious area

Modification of Permit # _____ **Extension of Permit #** _____

5. Other Jurisdiction

Conservation Commission - Yes, NOI filed and OOC issued

Board of Health

Building Permit

Other: Planning Board Site Plan Approval

6. REQUIRED SUBMITTALS

- **Completed Stormwater Management Permit Application**
- **Written Authorization Signed by the Owner(s), if submitted by another individual**
- **Stormwater Management Erosion and Sedimentation Control Plan ("Stormwater Plan")**
- **Operation and Maintenance Plan ("O&M Plan")**
- **Certified List of Abutters (300 Feet) (Major Projects Only)**
- **Application Fee \$150.00**
- **Engineering or Consultant Review Fee (if applicable)**
 - **DPW Review Fee**
 - **Minor Project = \$100.00**
 - **Major Project = \$200 plus \$0.005 per square foot of land area that will be disturbed by activities authorized by the Stormwater Management Permit**
 - **Outside Consultant Review Fee**
 - **Minor and Major Project = To Be Determined by Planning Board as obtained from its consultant**
- **Advertising Fee (cost to be determined and borne by the applicant)**

Stormwater Management Plan Narrative

February 14, 2022

The Stormwater Management Plan for the proposed Sandy Pond Substation expansion project consists of the following documents:

1. Approved Permitting Site Plan Set
2. Erosion & Sediment Control Plan C-2 (Sheet 2 of 7)
3. Stormwater Management Report
4. MA DEP stormwater checklist (after front cover of report)
5. Stormwater Management System Operations and Maintenance Plan (Appendix B of report)
6. Erosion & Sedimentation Control Measures (Appendix D of report)
7. Spill Prevention and Response (Appendix E of report)

Additionally, the following supplemental support information is included in the stormwater plan:

Summary of Disturbance and Proposed Construction Sequencing

The project consists of 47,825 square feet of total disturbance broken down as follows:

36,019 SF – Substation expansion and associated grading and stormwater management

6,565 SF – Underground duct bank – 5,548 sf within the existing yard, 1,017 sf outside of yard

2,679 SF - Isolated filling of potholes and ruts in existing ROW access

2,562 SF – Extension of existing ROW access to new pole locations behind substation

While these activities in total exceed 40,000 square feet, the nature of the work is such that the activities will be phased, resulting in less than 40,000 square feet of disturbance at any one time.

Other Required Permits

1. Ayer Conservation Commission Order of Conditions
2. Ayer Planning Board Site Plan Approval

This information combined with the documents listed above constitute the totality of the stormwater plan for the project site.



February 14, 2022

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

Re: Authorization Letter for Ayer Stormwater Permit Application
Sandy Pond Station 235 Proposed Expansion Project
65 Westford Road
Ayer, Massachusetts 01432

Dear Chairman Tillotson and Members of the Ayer Planning Board:

In accordance with Section 6. "Required Submittals" of the Ayer Planning Board Stormwater Management Permit Application dated August 10, 2022, may this letter service as written authorization for Vanasse Hangen Brustlin, Inc (VHB), with offices in Providence, Rhode Island, to act as an authorized agent of National Grid d/b/a New England Power Company for the above referenced project as it pertains to application(s) being sought through the Ayer Planning Board.

Sincerely,

A handwritten signature in black ink that reads "Alex Murphy". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mr. Alexander Murphy
Project Manager
National Grid

Address: 40 Sylvan Road
Waltham, MA 02451



B

Long Term Stormwater Operation and Maintenance Plan

Project Information

Site

Project Name: Sandy Pond Substation 237
Address or Locus: 65 Westford Road
City, State and Zip: Ayer, MA 01432
Assessor's Map-Parcel(s): 7-15, 8-8, 8-9, and 8-10

Owner

Name: National Grid dba New England Power Company
Address: 40 Sylvan Road
City, State and Zip: Waltham, MA 02451

O&M Supervisor

Name: Jeremey Gagne
Telephone Number / Cell Phone: 978-552-3001
Email Address: Jeremey.Gagne@nationalgrid.com

Environmental Compliance / Inspections

Name: Andrea Desilets Agostino, Manager NE Env. & Compliance
Telephone Number / Cell Phone: 781-907-3649 / 978-732-3051
Email Address: Andrea.Agostino@nationalgrid.com

On-Call Contractor

Company Name: BB Landscaping, Monson, MA
Contact Name / Phone Number: 413-262-3831

Long Term Stormwater Maintenance Measures

The following maintenance program is proposed to ensure the continued effectiveness of the structural water quality controls previously described.

- › Mow the grass in the vegetated infiltration swales as part of regularly scheduled landscaping activities at the facility during the growing season. Remove all leave debris within the infiltration swales on or about December 1st and April 1st.

Structural Stormwater Management Devices

Stormwater Infiltration Swales

- › Inspect swales for erosion of side slopes and along berm and/or poor grass coverage annually in the spring and repair as needed as part of regularly scheduled maintenance at the facility.
- › Annual inspections should be supplemented after large storms when washouts may occur.
- › Remove and dispose of any trash or debris found in infiltration swales.

Inspection Reports

Reports shall be submitted to the Ayer Department of Public Works within 30 days of the completion of each inspection. Reports shall include descriptions of the BMPs, inspection observations, and maintenance performed. The following maintenance program is proposed to ensure the continued effectiveness of the structural water quality controls previously described.

Long Term Best Management Practices Checklist

- › The Long-Term BMP Maintenance/Evaluation Checklist is attached.

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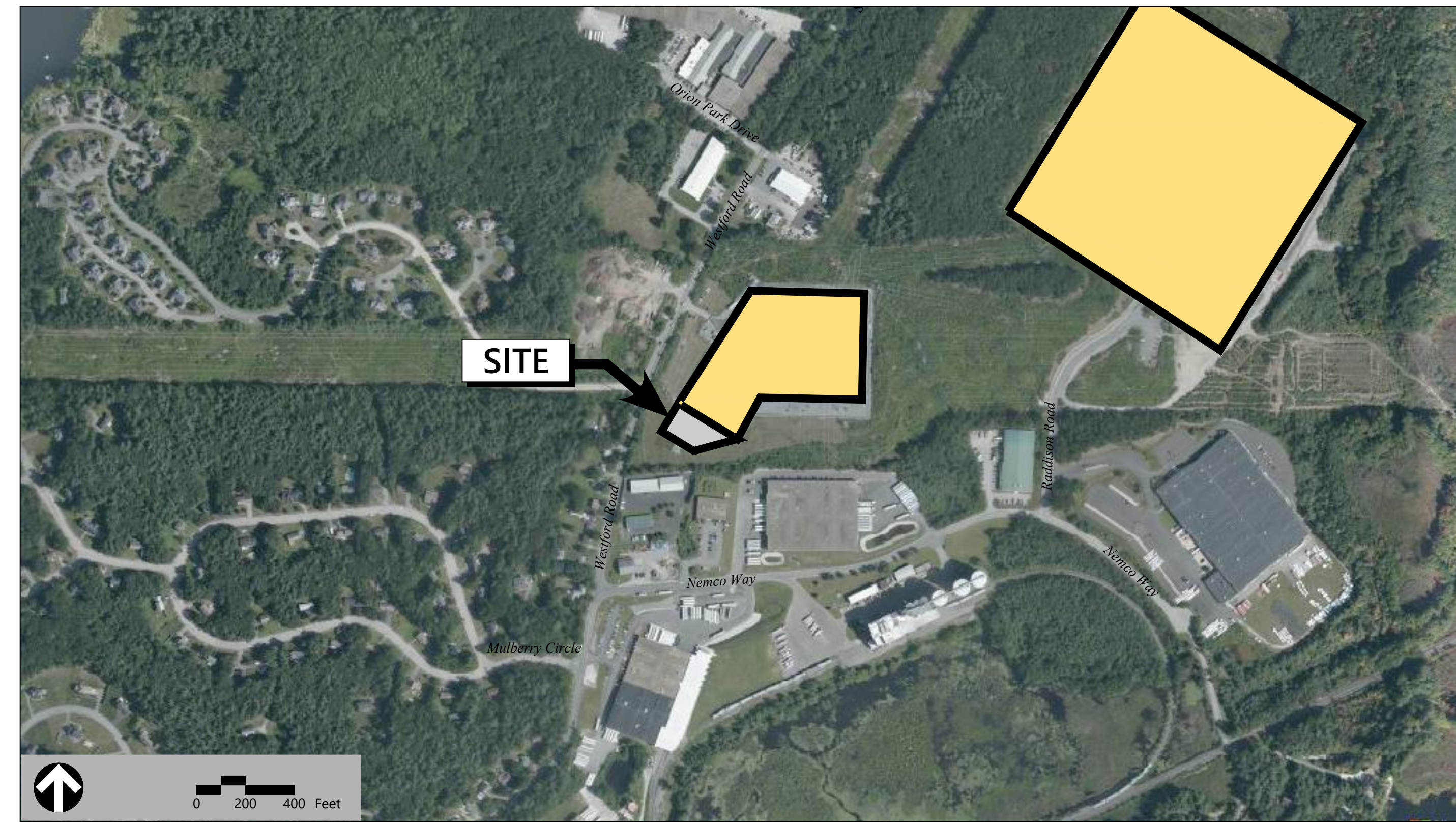
- › The Long-Term BMP Maintenance/Evaluation Checklist is attached.

Permitting Plans

Issued for	Planning Board Approval
Date Issued	September 29, 2021
Latest Issue	February 16, 2022

Sandy Pond Substation 237

65 Westford Road
Ayer, MA 01432



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Parcel Information

Map 7, Lot 15
n/f New England Power Company
Book 11464, Page 494
0 Westford Road
Plan 91 of 1968

Map 8, Lot 8
n/f New England Power Company
Book 11445, Page 15
0 Westford Road
Plan L-8543 of 1967

Map 8, Lot 9
n/f New England Power Company
Book 11451, Page 729
0 Westford Road
Plan 9 of 1968
Plan 1029 of 1976

Map 8, Lot 10
n/f New England Power Company
Book 19595, Page 134
0 Westford Road
Plan L-8543 of 1967
Plan 45 of 1989

Sheet Index

No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	February 16, 2022
C2.01	Erosion and Sediment Control Plan	February 16, 2022
C3.01	Site Context & Locus Plan	February 16, 2022
C4.01	Layout and Materials Plan 1	February 16, 2022
C4.02	Layout and Materials Plan 2 Substation Yard Expansion	February 16, 2022
C5.01	Grading and Drainage Plan	February 16, 2022
C6.01	Site Details 1	February 16, 2022

Proposed Waivers

- Section 9.1 - Off-Street Parking and Loading

Ayer Zoning Information

Industrial Zone in Wireless Communications Services Overlay District

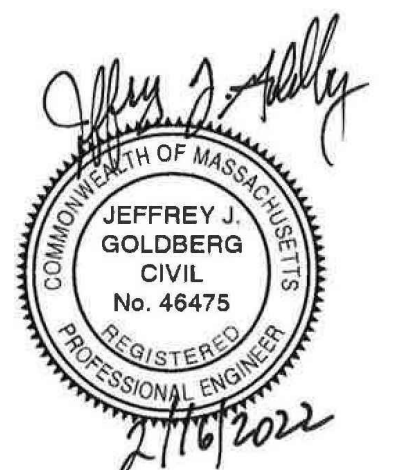
Owner

National Grid
40 Sylvan Road
Waltham, MA 02451-2286

Applicant

New England Power Company
40 Sylvan Road
Waltham, MA 02451-2286

This document has been redacted for Critical Energy/Electric Infrastructure Information (CEII)





1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			TOP OF CURB ELEVATION
		BASELINE			BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			SPOT ELEVATION
		ZONING LINE			TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE			BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			UNDERDRAIN
		BORDERING LAND SUBJECT TO FLOODING			DRAIN
		WETLAND BUFFER ZONE			ROOF DRAIN
		NO DISTURB ZONE			SEWER
		200' RIVERFRONT AREA			FORCE MAIN
		GRAVEL ROAD			OVERHEAD WIRE
		EDGE OF PAVEMENT			WATER
		BITUMINOUS BERM			FIRE PROTECTION
		BITUMINOUS CURB			DOMESTIC WATER
		CONCRETE CURB			GAS
		CURB AND GUTTER			ELECTRIC
		EXTRUDED CONCRETE CURB			STEAM
		MONOLITHIC CONCRETE CURB			TELEPHONE
		PRECAST CONC. CURB			FIRE ALARM
		SLOPED GRAN. EDGING			CABLE TV
		VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
		BUILDING			DOUBLE CATCH BASIN ECCENTRIC
		BUILDING ENTRANCE			GUTTER INLET
		LOADING DOCK			DRAIN MANHOLE CONCENTRIC
		BOLLARD			DRAIN MANHOLE ECCENTRIC
		DUMPSTER PAD			TRENCH DRAIN
		SIGN			PLUG OR CAP
		DOUBLE SIGN			CLEANOUT
		STEEL GUARDRAIL			FLARED END SECTION
		WOOD GUARDRAIL			HEADWALL
		PATH			SEWER MANHOLE CONCENTRIC
		TREE LINE			SEWER MANHOLE ECCENTRIC
		WIRE FENCE			CURB STOP & BOX
		FENCE			WATER VALVE & BOX
		STOCKADE FENCE			TAPPING SLEEVE, VALVE & BOX
		STONE WALL			FIRE DEPARTMENT CONNECTION
		RETAINING WALL			FIRE HYDRANT
		STREAM / POND / WATER COURSE			WATER METER
		DETENTION BASIN			POST INDICATOR VALVE
		HAY BALES			WATER WELL
		SILT FENCE			GAS GATE
		SILT SOCK / STRAW WATTLE			GAS METER
		MINOR CONTOUR			ELECTRIC MANHOLE
		MAJOR CONTOUR			ELECTRIC METER
		PARKING COUNT			LIGHT POLE
		COMPACT PARKING STALLS			TELEPHONE MANHOLE
		DOUBLE YELLOW LINE			TRANSFORMER PAD
		STOP LINE			UTILITY POLE
		CROSSWALK			GUY POLE
		ACCESSIBLE CURB RAMP			GUY WIRE & ANCHOR
		ACCESSIBLE PARKING			HAND HOLE
		VAN-ACCESSIBLE PARKING			PULL BOX
					MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

- General**
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
 - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE (#) INCHES LOAM AND SEED.
 - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
 - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
 - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
 - THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- REFER TO REFERENCE DRAWING H-106916-1A PROPERTY PLAN/EXISTING CONDITIONS FOR INFORMATION REGARDING SURVEY AND DATUM.
- DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY ENVIRONMENTAL SCIENTISTS FROM VHB ON NOVEMBER 14, 2018 AND RE-FLAGGED ON SEPTEMBER 9, 2021.
- FLAGS MARKING THE WETLANDS WERE LOCATED BY VHB ENVIRONMENTAL SCIENTISTS USING A TRIMBLE R-1 GPS UNIT WITH SUB-METER ACCURACY

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

Zoning Summary Chart

Zoning District(S): Industrial
 Overlay District(S): Wireless Communications Services

Parcel Summary (Map-Lot,Area) 7-15, 1.07 acres; 8-8, 1.82 acres; 8-9, 12.03 acres; 8-10, 26.30 acres

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	30,000 SF	1,795,543 SF (41.22 Acres)
FRONTAGE	150.0 Feet	885.12 Feet
FRONT YARD SETBACK	50 Feet	102.60 Feet
SIDE YARD SETBACK	25 Feet	81.36 Feet
REAR YARD SETBACK	30 Feet	±1,194 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	n/a
MAXIMUM BUILDING COVERAGE	50.0 %	0.64 %
MINIMUM OPEN SPACE	20.0 %	77.18 %
50% OF MINIMUM OPEN SPACE TO BE LOCATED IN FRONT & SIDE YARDS	179,544 SF	1,323,400 SF

* Zoning regulation dimensional requirements are as specified in the Town of Ayer Zoning Bylaw, with Schedule of Dimension Requirements revised April 2020.

Please note that the facility is unimproved therefore no formal parking areas exist nor is formal parking proposed as part of this yard expansion. Not having a formal parking area reduces the overall total area of impervious pavement on site. There is sufficient existing, paved area suitable for parking found on site.

Sandy Pond Substation 237

65 Westford Road
Ayer, MA 01432

No.	Revision	Date	Approved
1	Added required information for Planning Board Submission	02/16/2022	RTL

Designed by: RV
 Checked by: RTL
 Issued for: Permitting
 Date: September 29, 2021

Not Approved for Construction

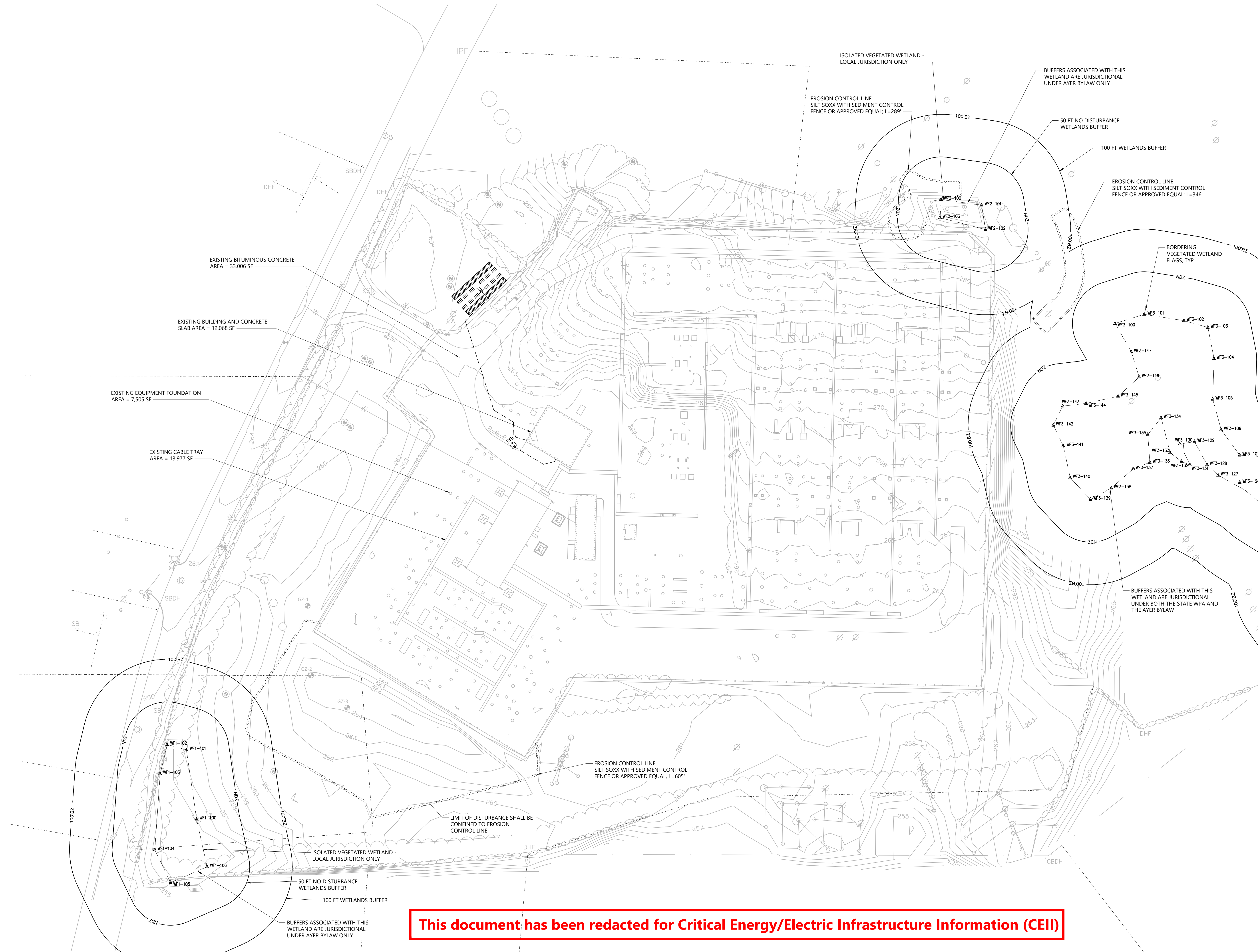
Legend and General Notes

Drawing Number: C-1
 Sheet: 1 of 7
 Project Number: 73243.00

2/16/2022



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



EXISTING BITUMINOUS CONCRETE
AREA = 33,006 SF

EXISTING BUILDING AND CONCRETE
SLAB AREA = 12,068 SF

EXISTING EQUIPMENT FOUNDATION
AREA = 7,505 SF

EXISTING CABLE TRAY
AREA = 13,977 SF

EROSION CONTROL LINE
SILT SOXX WITH SEDIMENT CONTROL
FENCE OR APPROVED EQUAL, L=605'

LIMIT OF DISTURBANCE SHALL BE
CONFINED TO EROSION
CONTROL LINE

ISOLATED VEGETATED WETLAND -
LOCAL JURISDICTION ONLY

50 FT NO DISTURBANCE
WETLANDS BUFFER

100 FT WETLANDS BUFFER

BUFFERS ASSOCIATED WITH THIS
WETLAND ARE JURISDICTIONAL
UNDER AYER BYLAW ONLY

ISOLATED VEGETATED WETLAND -
LOCAL JURISDICTION ONLY

EROSION CONTROL LINE
SILT SOXX WITH SEDIMENT CONTROL
FENCE OR APPROVED EQUAL, L=289'

BUFFERS ASSOCIATED WITH THIS
WETLAND ARE JURISDICTIONAL
UNDER AYER BYLAW ONLY

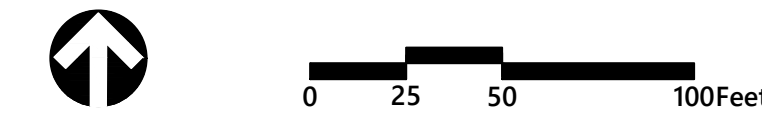
50 FT NO DISTURBANCE
WETLANDS BUFFER

100 FT WETLANDS BUFFER

EROSION CONTROL LINE
SILT SOXX WITH SEDIMENT CONTROL
FENCE OR APPROVED EQUAL, L=346'

BORDERING VEGETATED WETLAND
FLAGS, TYP

BUFFERS ASSOCIATED WITH THIS
WETLAND ARE JURISDICTIONAL
UNDER BOTH THE STATE WPA AND
THE AYER BYLAW



**Sandy Pond
Substation 237**
65 Westford Road
Ayer, MA 01432

No.	Revision	Date	Approved
1	Added required information for Planning Board Submission	02/16/2022	RTL

Issued for Permitting September 29, 2021

Not Approved for Construction
**Erosion & Sediment
Control Plan**

Jeffrey J. Goldberg
JEFFREY J. GOLDBERG
CIVIL
No. 46475
REGISTERED
PROFESSIONAL ENGINEER

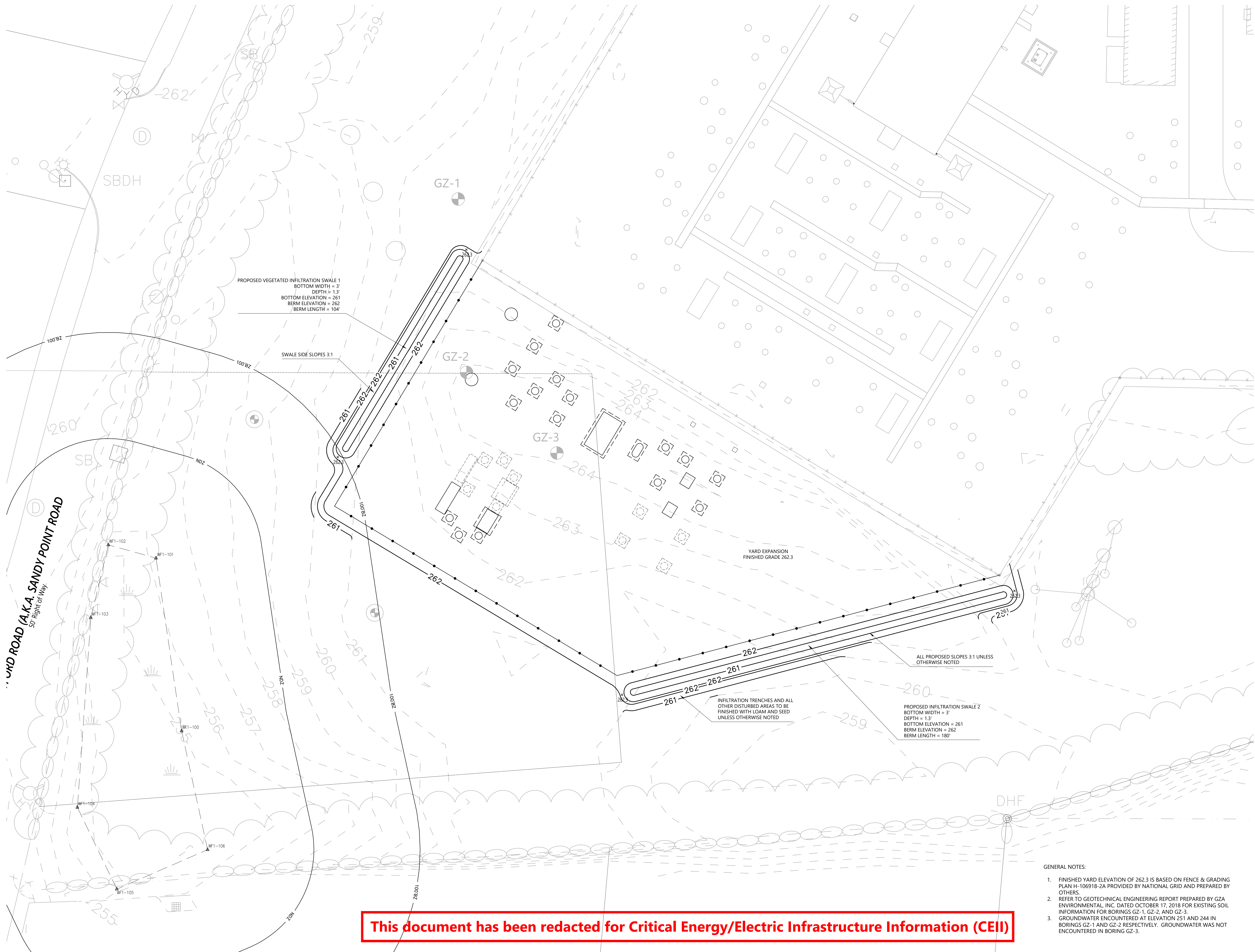
2/16/2022

C-2

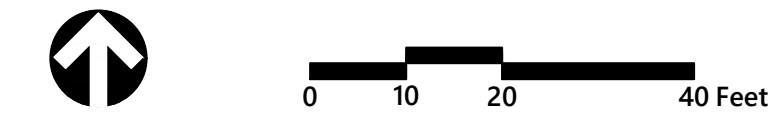
Sheet 2 of 7

Project Number 73243.00

This document has been redacted for Critical Energy/Electric Infrastructure Information (CEII)



This document has been redacted for Critical Energy/Electric Infrastructure Information (CEII)



Sandy Pond Substation 237
65 Westford Road
Ayer, MA 01432

No.	Revision	Date	Approved
1	Added required information for Planning Board Submission	02/16/2022	RTL

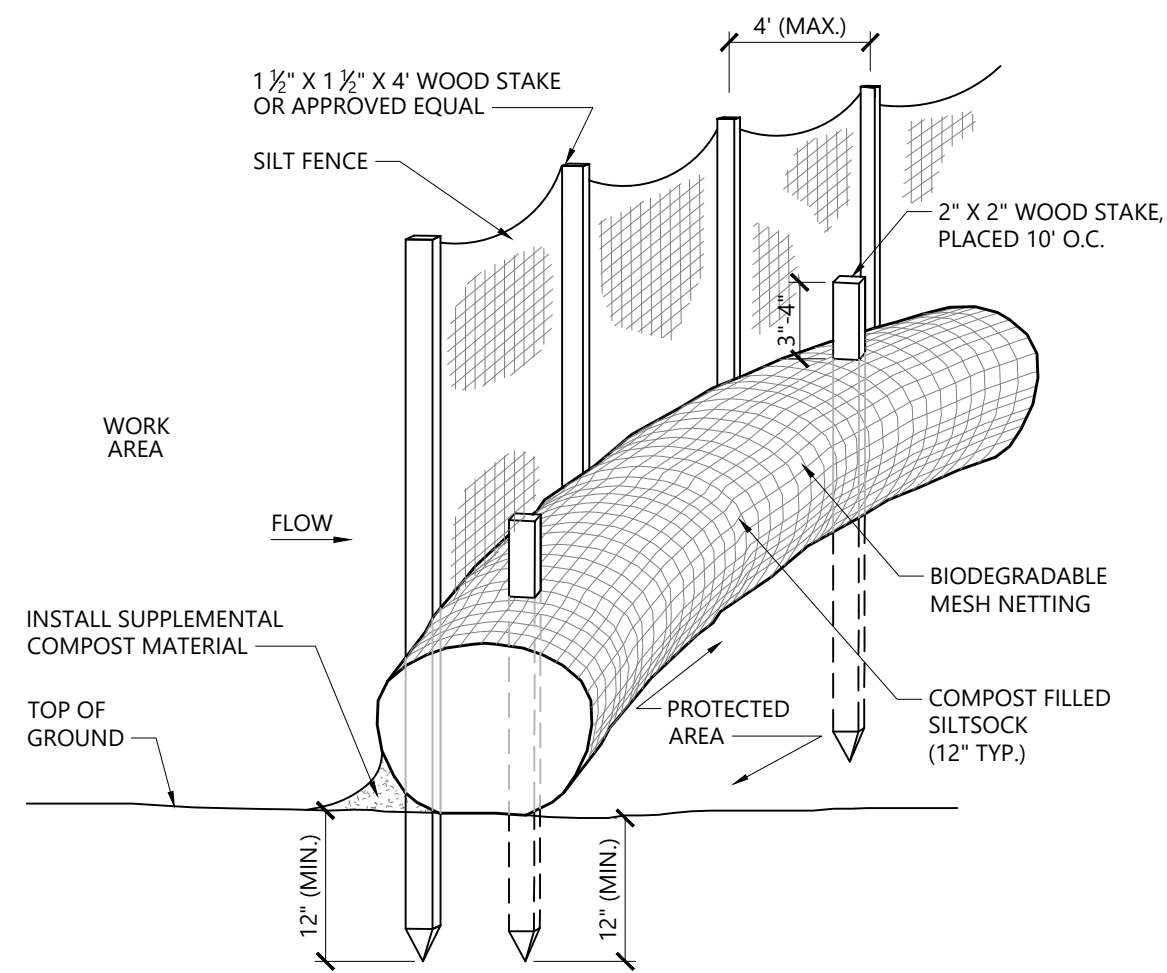
Designed by: RV
Checked by: RTL
Issued for: Permitting
Date: September 29, 2021

Not Approved for Construction
Drawing Title: **Grading and Drainage Plan**
Drawing Number: C-5
Sheet 6 of 7

- GENERAL NOTES:
1. FINISHED YARD ELEVATION OF 262.3 IS BASED ON FENCE & GRADING PLAN H-106918-2A PROVIDED BY NATIONAL GRID AND PREPARED BY OTHERS.
 2. REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY GZA ENVIRONMENTAL, INC. DATED OCTOBER 17, 2018 FOR EXISTING SOIL INFORMATION FOR BORINGS GZ-1, GZ-2, AND GZ-3.
 3. GROUNDWATER ENCOUNTERED AT ELEVATION 251 AND 244 IN BORINGS GZ-1 AND GZ-2 RESPECTIVELY. GROUNDWATER WAS NOT ENCOUNTERED IN BORING GZ-3.

Professional Engineer Seal for Jeffrey J. Goldberg, No. 46475, State of Massachusetts. Signature: Jeffrey J. Goldberg, Date: 2/16/2022.

Project Number: 73243.00

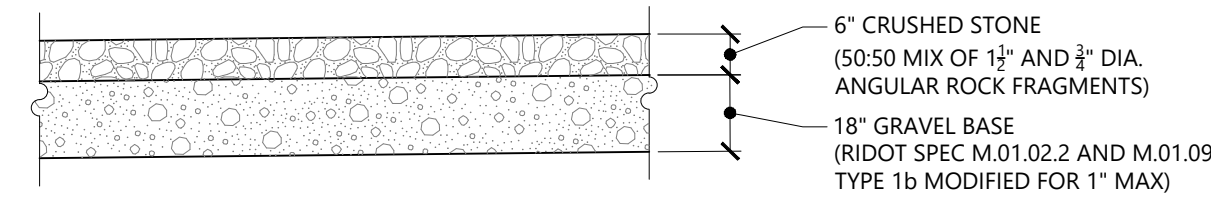


NOTES

1. SILT SOCK SHALL BE FILTREXX SILT SOCK, OR APPROVED EQUAL.
2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier

N.T.S. Source: VHB 1/16 LD_658-A

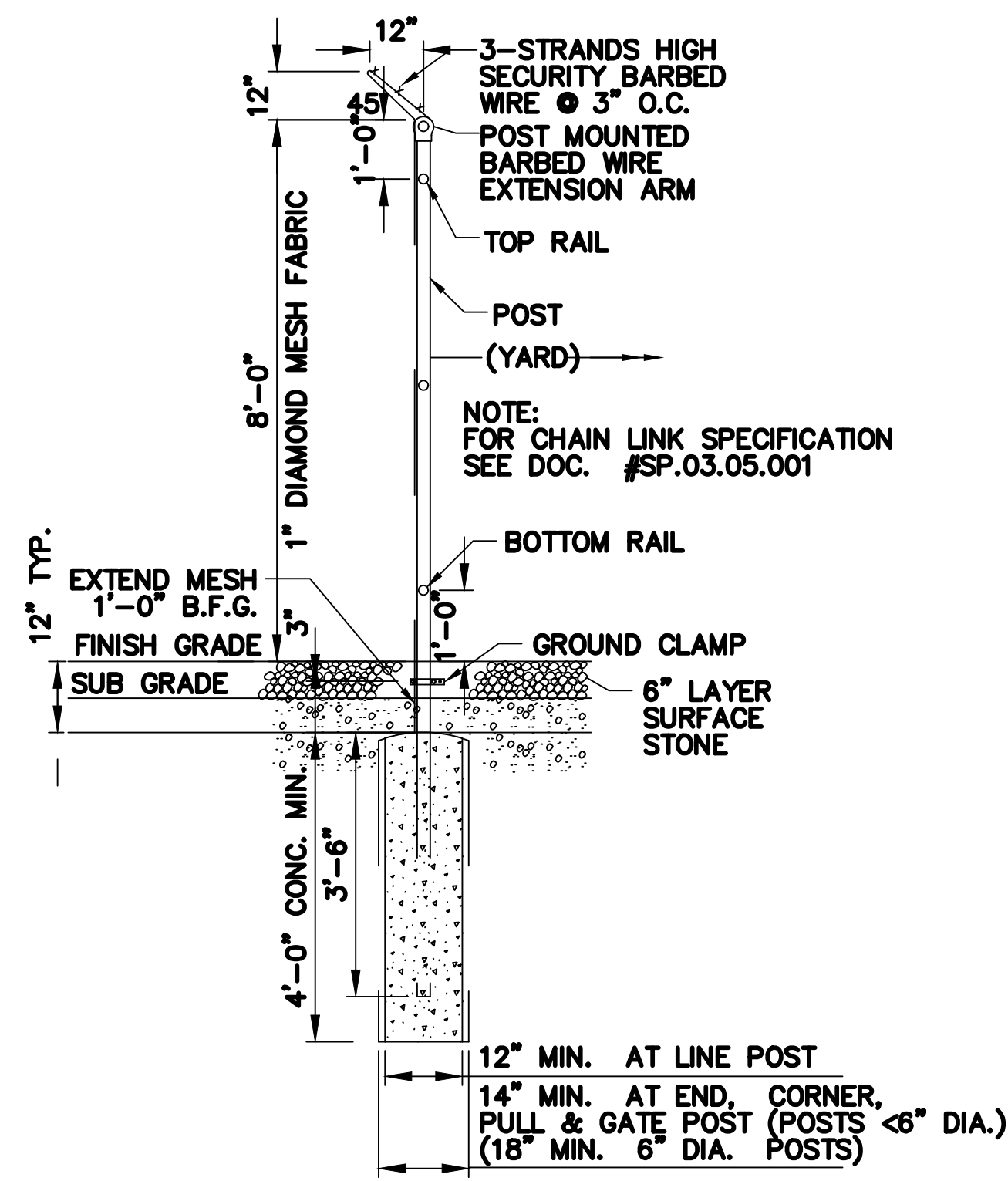


NOTES

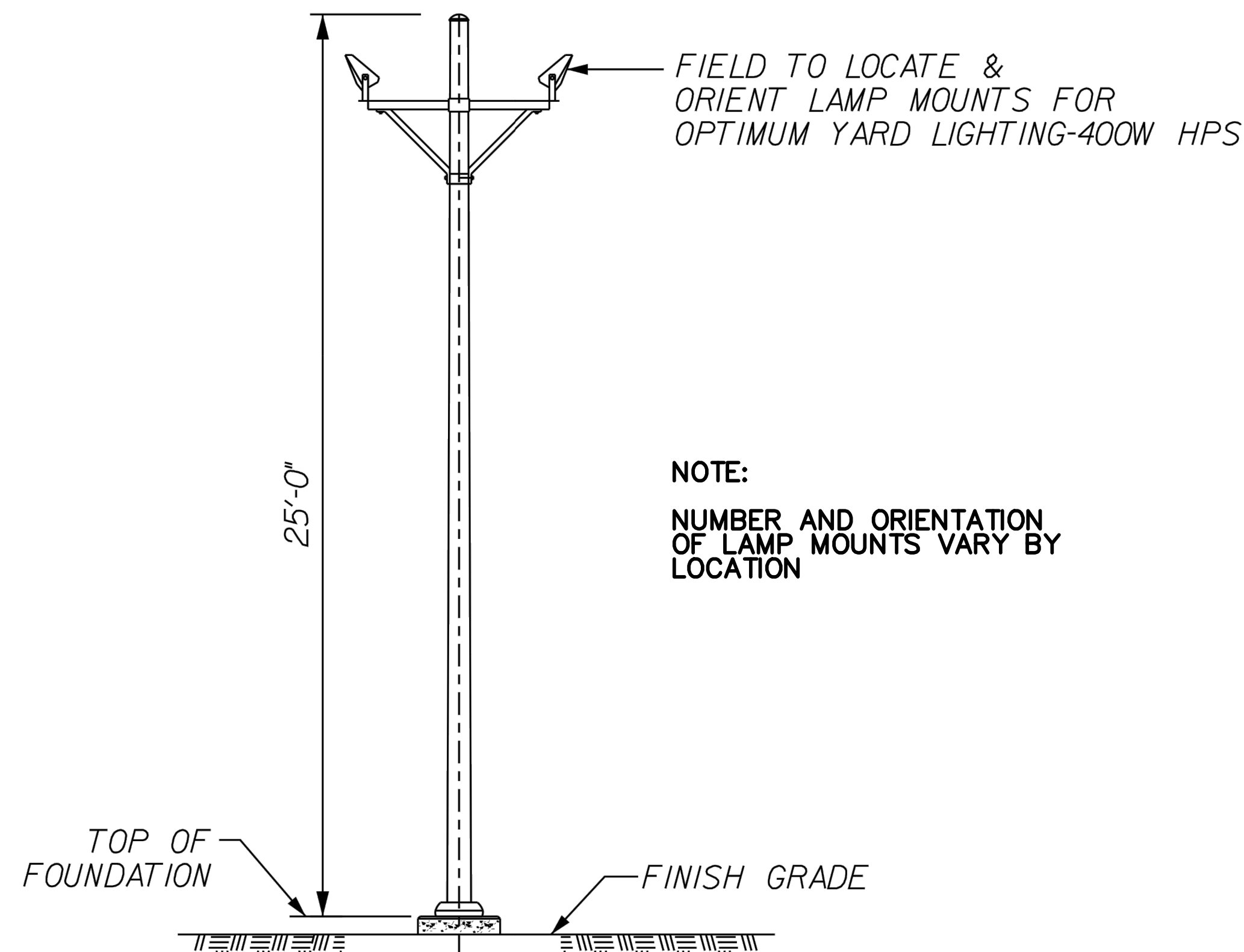
1. CONTRACTOR TO INSTALL GRAVEL MATERIAL FOLLOWING CONSTRUCTION OF GROUND GRID (BY OTHERS)

Crushed Stone Yard - Typical Section

N.T.S. Source: VHB



**NATIONAL GRID
TYPICAL FENCE POST DETAIL**
N.T.S.



**NATIONAL GRID
LIGHT POLE DETAIL**
N.T.S.

**Sandy Pond
Substation 237**
65 Westford Road
Ayer, MA 01432

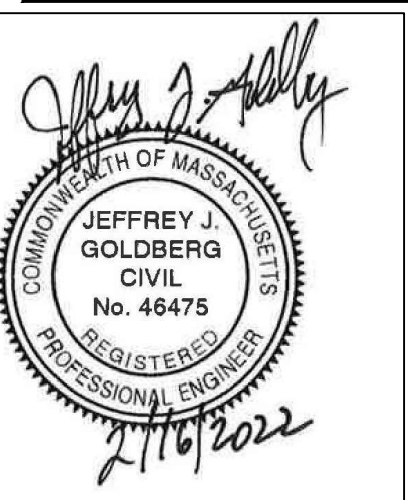
No.	Revision	Date	Approved
1	Added required information for Planning Board Submission	02/16/2022	RTL

Designed by	Checked by
RV	RTL

Issued for: Permitting Date: September 29, 2021

Not Approved for Construction

SITE DETAILS



Drawing Number
C-6
Sheet 7 of 7
Project Number
73243.00

Joshua Lee Smith
Direct telephone: 508-926-3464
Direct facsimile: 508-929-3064
Email: jsmith@bowditch.com

February 17, 2022

BY FEDERAL EXPRESS – 7760 7755 5976 and E-MAIL

Town of Ayer Planning Board
1 Main Street
Ayer, MA 01432
Attn: Mark Archambault, Town Planner
Email: marchambault@ayer.ma.us

**Re: New England Power Company – Application for Site Plan Review
Approval for Electric Substation Improvement Project at
65 Westford Road, Ayer, Massachusetts**

Dear Mr. Archambault and Members of the Planning Board:

This firm represents New England Power Company in connection with its application to the Town of Ayer Planning Board (the “Board”) for site plan review approval and any applicable waivers with respect to proposed construction and installation of a new 115/23kV electric switching station (the “Project”) at the existing electric substation known as Sandy Pond Substation #237 (the “Substation”) located at 65 Westford Road in Ayer, Massachusetts.

We hereby submit the following items for filing with the Board (16 copies provided unless otherwise specified):

1. Planning Board Application with Statement in Support;
2. Permit drawing set (full-sized and half-sized copies sent separately by VHB);
3. Certified abutters list;
4. Filing fee in the amount of **\$500.00** payable to the Town of Ayer for site plan review application;
5. Filing fee in the amount of **\$589.13** payable to the Town of Ayer for stormwater permit application; and
6. Stormwater Report (sent separately by VHB).

A digital copy of this Application package (including all submitted materials) is also being filed with the Board today. Please let me know if you should have any questions concerning the enclosed.

Kindly file this Application with the Town Clerk, and schedule this Application for the Board's meeting which is scheduled to occur on or before **March 22, 2022**.

Thank you for your assistance with this matter.

Yours truly,



Joshua Lee Smith

JLS:sf
Enclosures

cc: Project Team



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 Site Plan Review Filing Instructions

In addition to a **complete** application, the applicant must also provide:

1. Sixteen (16) copies of the completed application form and narrative
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. Narrative explaining project in detail
6. Certified abutters list (300 feet)
7. Site Plan Application Fee, \$500.00

***Site Plan Review will be scheduled for a Planning Board meeting AFTER all required materials are received and reviewed by the Town Planner. ***

NOTE: There are several sections to this application. Please read the entire application form before proceeding.

1. OWNER/PETITIONER: New England Power Company
Address 40 Sylvan Road, Waltham, MA 02451
Telephone 508-926-3464
E-mail jsmith@bowditch.com

2. AGENT FOR OWNER (if applicable): Joshua Lee Smith, Esquire
Address Bowditch & Dewey, LLP, 311 Main Street, Worcester, MA 01608
Telephone 508-926-3464
E-mail jsmith@bowditch.com

3. PLAN INFORMATION:

Plan Title: Sandy Pond Substation 237
Revision Date: February 16, 2022
Prepared By: Richard T. Lewis, PE
Address: 1 Cedar Street, Suite 400, Providence, RI 02903-1023
Phone Number: 401-457-7823

REASON FOR SITE PLAN:

Construction, alteration or expansion of, or change in use, within a municipal, institutional, commercial, industrial or multi-family structure.

Construction or expansion of any parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or purpose involving five (5) or more new or additional parking spaces.

Clearing or grading more than 10,000 sq. ft. of land, unless specifically exempt under Section 9.6 of the Ayer Zoning Bylaw.

Any use requiring a special permit, except that where a single-family or two-family dwellings require a special permit, site plan review shall not apply.

All new commercial and industrial construction.

CHECK LIST FOR SUBMISSION

SITE PLAN INFORMATION REQUIRMENTS:

- _____ Proposed square footage of all proposed and existing buildings
- _____ Setback Limits
- _____ Identify Use
- _____ Hours of Operation
- _____ Number of Employees
- _____ Number of Parking Spaces
- _____ Stormwater Report
- _____ Certified Abutter List
- _____ Table containing area of new or existing buildings proposed and use
- _____ Seating capacity

PLAN REQUIRMENTS

General Information

- _____ Date of Site Plan
- _____ North Arrow
- _____ Title or name of project
- _____ Locational information for the project
- _____ Owner of Record
- _____ Plan Preparer
- _____ Scale
- _____ Locus Map
- _____ Current Zoning
- _____ Location of all buildings proposed and or existing
- _____ All buildings, property line and or wetland resource area setbacks
- _____ Boundaries for lots, streets, easements, right-of-ways, ect.

Buildings, Structures, and Appurtenances

- _____ Proposed use and location of all buildings, including proposed grades and structure height
- _____ Layout of proposed buildings and structures, including elevations and architectural renderings.
- _____ Exhibits to indicate the visual impact on the surrounding areas
- _____ Any and all existing non-conformities.
- _____ Detailed signage plans

Landscaping, Open Space, Drainage, Stormwater and Environmental Features

- _____ Location and square footage of all existing and proposed impervious areas
- _____ Location of all wetlands, water bodies, wells, one-hundred year storm flood elevation, and all other natural features including streams, drainage channels and other environmental features
- _____ Any and all jurisdictional wetland resource areas
- _____ Location and description of proposed natural and manmade open space and recreational areas.
- _____ Location and estimated yield of any groundwater aquifers and well head protection
- _____ Estimated habitat areas
- _____ Any and all erosion control measures
- _____ Location of any hazardous materials
- _____ Location of any proposed or existing above or underground storage tanks
- _____ Location of any existing or proposed septic systems and leach fields
- _____ Location of all soil boring and test pits
- _____ Location and description of all stormwater managements systems
- _____ Detailed landscaping plan

Utilities

- ground
- _____ Location of all proposed or existing utilities lines either above or under
 - _____ Location of all proposed or existing utility poles
 - _____ Location of any fire alarm and terminal boxes
 - _____ Location of any and all fire hydrants
 - _____ Location of all proposed and or existing water and sewer lines

Vehicular Traffic, Circulation and Parking

- _____ Traffic flow patten within the site
- _____ Traffic impact statement
- _____ Number and location of existing and proposed parking spaces

Pedestrian and Bicycle Circulation and Safety

- _____ Location and dimensions of any existing or proposed sidewalks
- _____ Location and dimensions of any existing or proposed bicycle path
- _____ Location and rendering of any bicycle storage rack or areas.
- _____ Any existing or proposed striping of pedestrian or bicycle lanes

Outdoor Lighting

- _____ Details on all outdoor lighting
- _____ Photometric plans for all outdoor lighting

6. ANY ADDITIONAL SUBMITTALS AS NEEDED

New England Power Company

7. SIGNATURE OF OWNER/PETITIONER

By:



Date 2/15/2022

Michael F Guerin - Authorized

8. SIGNATURE OF AGENT FOR OWNER (if applicable)



Joshua Lee Smith, Esquire, as Attorney for Applicant

Date 2/15/22

9. RECEIVED BY THE AYER TOWN CLERK: Date

**Statement in Support for New England Power Company
Application to Town of Ayer Planning Board for Site Plan Review
for Electric Substation Improvement Project at
65 Westford Road, Ayer, Massachusetts**

New England Power Company (“NEPCo”) seeks site plan review approval from the Town of Ayer Planning Board (the “Board”) in connection with its proposed construction and installation of a new 115/23kV electric switching station (the “Project”) at the existing electric substation known as Sandy Pond Substation #237 (the “Substation”) located at 65 Westford Road in Ayer, Massachusetts.

I. Background, Existing Conditions and Need.

NEPCo owns an approximately 39.4-acre lot of land, which is known and numbered as 65 Westford Road, Ayer, Massachusetts (the “Property”)¹ that has been continuously used as an electric substation since 1971. The Property lot is located entirely in the Industrial zoning district and no overlay districts, and is surrounded by a mix of industrial, manufacturing, warehouse and commercial properties, woodlands along the sides and rear the rear portions of the site and NEPCo’s transmission and distribution lines and related equipment and infrastructure. There are some residences located on the opposite side of Westford Road. The Substation is currently comprised of various substation-related equipment and facilities (e.g., transformers, switchgear enclosures, circuit breakers, switches, dead-end structures, etc.). The Substation is secured by a chain link fence that ranges in height and topped with 1 foot of barbed wire. The Project will be setback 102.6 feet from Westford Road and 152.6 feet from the nearest residential property located directly across Westford Road.

The Project is necessary to improve the overall reliability of electric service in the Town.

II. Project Scope.

The Project includes the installation and construction of the following primary components: (i) an approximately 29,000 square foot switching station yard with various substation-related equipment and associated supports and foundations; (ii) an 8-foot tall perimeter fence plus 1-foot of barbed wire with a security gate; (iii) various underground systems, including ground grid, conduits and cable trenches; (iv) crushed stone throughout the substation yard; and (v) limited re-grading. No new buildings are proposed for the Project.

III. Applicability of Site Plan Review and Stormwater Permit.

Section 3.5.1 of the Ayer Zoning Bylaw provides that construction, alteration or expansion of an institutional structure requires site plan review. Based on the construction Project facilities, NEPCo seeks from the Board site plan review approval and a stormwater permit.² No other zoning-related permits or approvals should be required for the Project,

¹ The Property is comprised of various parcels identified by Ayer assessing records as Map-Lot 7-15, 8-8, 8-9 and 8-10.

² See stormwater permit application and supporting materials submitted concurrently herewith by VHB.

however, NEPCo seeks all other relief, approvals and waivers as may be deemed necessary by the Board, including, but not limited to, waivers with respect to landscaping/open space (9.2), parking (9.1.2-9.1.10), loading, lighting, traffic, etc.). All rights are reserved with respect to the applicability of the permits, approvals and waivers being sought herein.

NEPCo has already obtained an order of conditions from the Ayer Conservation Commission. As much as 2,760+/- cubic yards of earth material may be removed from the Property, which may require an earth removal permit.

IV. Reasons for Granting Site Plan Review Approval.

Sections 3.5.4.A and 9 of the Zoning Bylaw sets forth criteria and standards for site plan review approval. All such criteria and standards are more specifically satisfied for the reasons stated herein:

A. The site plan meets all applicable requirements of the Zoning Bylaw.

The Project complies with all provisions of the Zoning Bylaw, and is consistent with the general purpose and intent thereof. Public utility use with and without service yards is allowed by right in the Industrial district, and, therefore, the Project use is permitted by right. The Project will comply with all dimensional requirements of the Zoning Bylaw. Except for the site plan review approval and stormwater permit requested herein and any applicable waivers, no other zoning-related permits or approvals are required for the Project.

B. Given the location, type and extent of land use proposed by the applicant, the design of building form, building location, egress points, grading, and other elements of the site plan could not reasonably be altered to:

- a. Reduce clearing and grading on the site, or reduce the volume of cut and fill, the number of removed trees, the length of removed or altered stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, or threat of air or water pollution.**

The Project has been designed to limit the amount of earth disturbance, cut and fill volumes and vegetative clearing to the extent practicable. No trees or stone walls are contemplated to be removed under the Project, and no wetland vegetation will be displaced. The natural features of the site located outside of the Substation fence line will largely remain undisturbed, and will be compatible with the Project. The Project will not produce air pollution, dust or smoke.

The Project will not require new connections or tie-ins to any public water, sewer or storm drainage systems or roadway infrastructure. Downstream properties, water courses, channels and conduits will not be affected by stormwater runoff as a result of the Project. The addition of gravel fill and crushed stone yard surface at select locations as shown in the project plans will consist of 6-inch of crushed stone, as is used currently in the existing Substation yard. This crushed stone surface treatment promotes the infiltration of stormwater,

enhances water quality and diminishes overland flow velocities while dissipating concentrated flows. In addition to the proposed 6” crushed stone yard surface, the Project is also proposing two shallow vegetated infiltration basins. Combined, these proposed stormwater management features will attenuate peak flows for the prerequisite storm events as well as provide in excess of the minimum required storage, infiltration and water quality. The proposed design will prevent pollution of and degradation to surface water and groundwater, minimize erosion and sedimentation, prevent changes in groundwater levels and limit the potential for flooding. As a result, there will be no increase of volume or rate of surface water runoff to neighboring properties and streets. For details and calculations, see the submitted stormwater permit application and supporting materials submitted by VHB.

During construction, stormwater on the site will be controlled using approved erosion and sedimentation perimeter controls. Erosion and sedimentation controls on the site will utilize additional BMPs as set forth in NEPCo’s Best Management Practices Manual for Massachusetts, including perimeter controls, a stabilized construction entrance, and stockpile stabilization. NEPCo intends to address construction-period impacts to the extent practicable using standard construction mitigation.

b. Reduce the risk of groundwater contamination from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.

The design elements of the Project are consistent with the protection of groundwater quality and quantity. The Project use is not noxious, harmful or hazardous, will not involve the storage or generation of hazardous materials or wastes and will have no harmful or negative effects pertaining to pollution of surface water, waterways or groundwater. The Project will not negatively affect any public water, sewer or storm drainage systems. Both during and after the construction of the Project, the Substation will result in zero reduction to the groundwater yield.

No sensitive environmental resources will be impacted. Moreover, no hazardous wastes will be generated or disposed of on site. The Project is not located in a floodplain, aquifer protection zone or other environmentally sensitive area.

c. Improve pedestrian, bicycle or vehicular safety, both on the site and egressing from it.

Access to and from the Property along Westford Road will remain unchanged and continue to provide for safe and effective flow of traffic to and from the Property for the service vehicles visiting the site to perform routine inspections and equipment maintenance, as necessary. The Project will not result in a nuisance or hazard to vehicles or pedestrians within or off the Property. The Project will not create any line of sight hazards along streets. Access to and from the Property will continue to be from Westford Road which serves as a secondary arterial roadway in Ayer, and, therefore, there will be no impacts on minor residential streets.

Because the Substation will continue to be an unmanned electric substation facility and closed to the public, the Project will not result in increases in traffic volumes or negative impacts on adjacent streets and ways. Traffic generated by the Substation will continue to be limited to

service vehicles visiting the site to perform routine inspections and equipment maintenance, as necessary.

d. Improve access to each structure for fire and other emergency service equipment.

Convenient, safe and adequate access for fire-fighting and emergency vehicles will continue to be provided up to the Substation gate.

e. Reduce visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned.

The Project will be located over 100 feet from the street and screened by existing trees and plantings, which help screen the Substation and any limited parked vehicles and storage/service areas from the street and residences.

There are no designated parking spaces at the Substation due to the unique nature of the substation layout, types of vehicles that come to the site and limited visitations to the site for routine inspections and equipment maintenance, as necessary. No new buildings are proposed for the Project, and minimum parking space requirements are either not applicable to this unique substation use or the Substation is otherwise pre-existing nonconforming with respect to minimum parking. However, parking areas within the substation yard will continue to be adequate for the contemplated substation use.

f. Improve building design or scale, or site design, to strengthen compatibility with surrounding properties.

The Property has been used as an electric substation for over 50 years, and granting the requested approval will promote the highest and best use of the Property. The size, type, design, color, height, materials and location of the Project are consistent with industry and company standards, designs and practices applicable to electric substation facilities, and will adequately provide for all proposed and appropriate operations of the public utility use. The substation use is the most appropriate use of the Property considering the decades-long use of the site as an electric substation. No new buildings are proposed for the Project.

The Substation is surrounded by industrial and commercial properties, woodlands and a limited number of residences. Based on the location and limited, size, scope and nature of the Project, the Project will have no greater impact on, adversely affect or be detrimental to adjoining premises or the neighborhood.

The Project is consistent with the general purpose and intent of the Zoning Bylaw, and will not interfere with or negatively impact the resources protected thereby. The new equipment proposed will not overcrowd the land. Given that the Substation will continue to be used as an electric substation facility, there will be no increase in congestion in the streets and will avoid undue concentration of population.

The Project will promote the health, welfare, amenities and safety of the inhabitants of the Town by improving the reliability of electric service, contributing to the economic growth and vitality and social welfare of the community. The nature and purpose of the Project use is for the public benefit. The Property has, and will continue to be, assessed real estate taxes, and the Project will not require any new town services, such as public water, sewer, rubbish removal, schools or roadway infrastructure.

g. Reduce glare from headlights, reduce light trespass from luminaires onto adjacent lots or the street, or light overspill into the night sky.

There will be no deleterious effect on neighboring properties as a result of the proposed lighting for the Project. The proposed lighting will not result in any increase in impacts with respect to light or glare that would be noticeable by any abutting properties. This outdoor lighting will be mounted at heights that are sufficient and adequate for security and safety purposes and will be installed and directed in a downwards angle towards the substation equipment and facilities, and away from neighboring properties, and, therefore, compatible, and in harmony with, the surrounding properties. All proposed lighting will be located over 100 feet from the nearest public way, and will comply with the Town's standards. Minimal lighting may be left on overnight for safety and to deter trespassing.

h. Avoid the removal or disruption of historic, traditional or significant structures or architectural elements.

The Property is not within an historic district, contains no historic or cultural features, landmarks or designations and is not listed in the Massachusetts Cultural Resource Information System (MACRIS), the Inventory of Historic Assets of the Commonwealth, the National Register of Historic Places or the State Register of Historic Places.

i. Reduce obstruction of scenic views from publicly accessible locations.

There are no notable natural terrain features or scenic views or landscapes at the Property, and the Project will not obstruct any views of same from publicly accessible locations or otherwise.

C. Any variances required from the Board of Appeals have been granted.

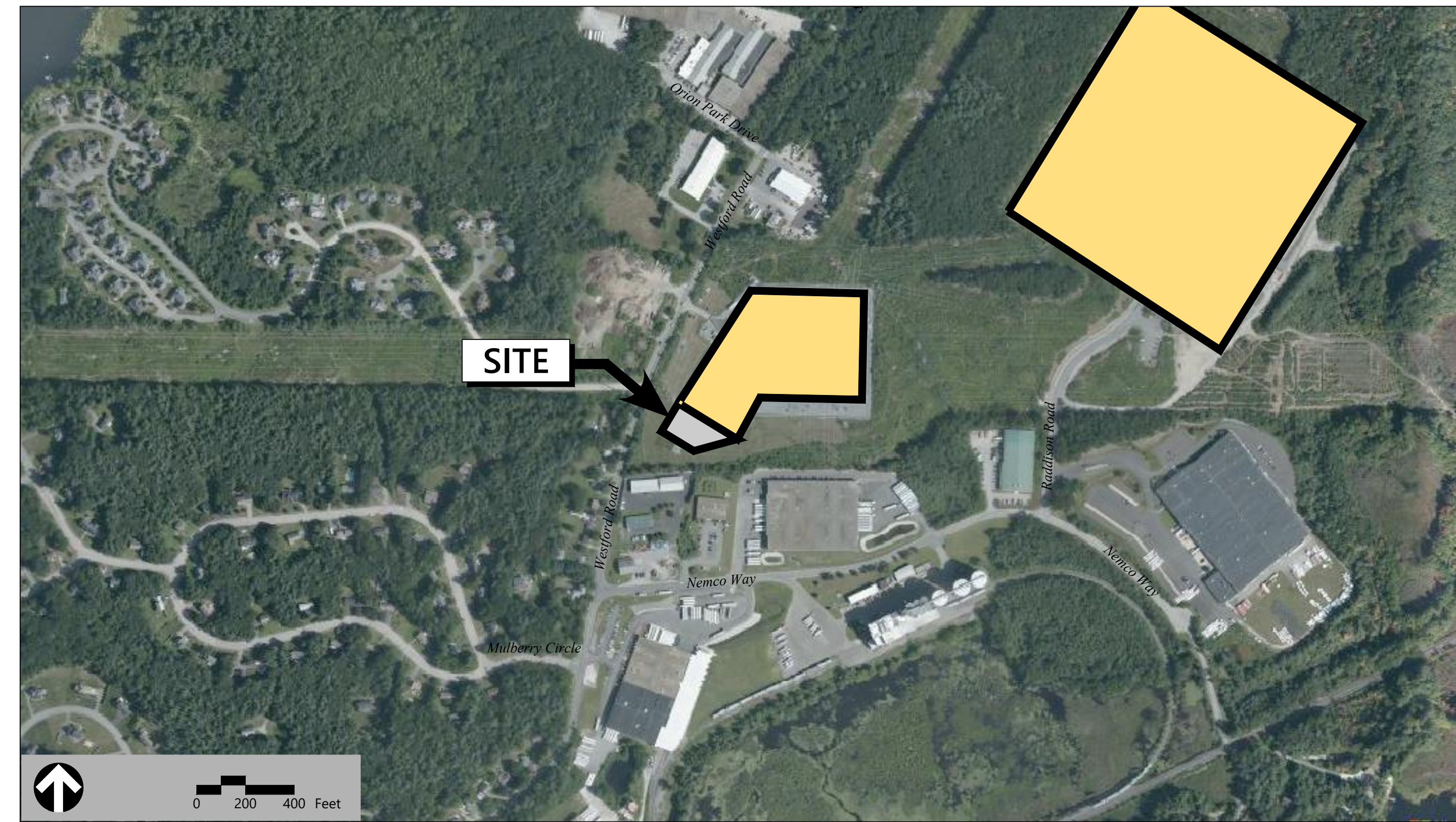
No variances are required for the Project.

Permitting Plans

Issued for	Planning Board Approval
Date Issued	September 29, 2021
Latest Issue	February 16, 2022

Sandy Pond Substation 237

65 Westford Road
Ayer, MA 01432



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Parcel Information

Map 7, Lot 15
n/f New England Power Company
Book 11464, Page 494
0 Westford Road
Plan 91 of 1968

Map 8, Lot 8
n/f New England Power Company
Book 11445, Page 15
0 Westford Road
Plan L-8543 of 1967

Map 8, Lot 9
n/f New England Power Company
Book 11451, Page 729
0 Westford Road
Plan 9 of 1968
Plan 1029 of 1976

Map 8, Lot 10
n/f New England Power Company
Book 19595, Page 134
0 Westford Road
Plan L-8543 of 1967
Plan 45 of 1989

Sheet Index

No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	February 16, 2022
C2.01	Erosion and Sediment Control Plan	February 16, 2022
C3.01	Site Context & Locus Plan	February 16, 2022
C4.01	Layout and Materials Plan 1	February 16, 2022
C4.02	Layout and Materials Plan 2 Substation Yard Expansion	February 16, 2022
C5.01	Grading and Drainage Plan	February 16, 2022
C6.01	Site Details 1	February 16, 2022

Proposed Waivers

- Section 9.1 - Off-Street Parking and Loading

Ayer Zoning Information

Industrial Zone in Wireless Communications Services Overlay District

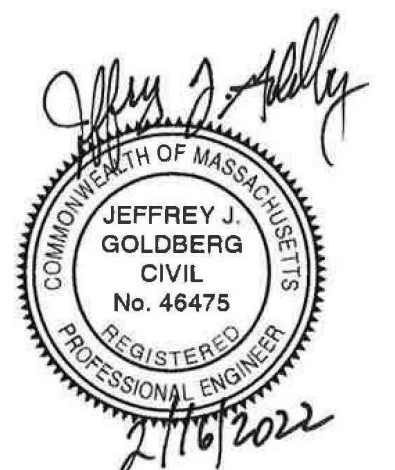
Owner

National Grid
40 Sylvan Road
Waltham, MA 02451-2286

Applicant

New England Power Company
40 Sylvan Road
Waltham, MA 02451-2286

This document has been redacted for Critical Energy/Electric Infrastructure Information (CEII)





1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			TOP OF CURB ELEVATION
		BASELINE	27.35 TC x	27.35 TC x	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC x	26.85 BC x	SPOT ELEVATION
		ZONING LINE	132.75 x	132.75 x	TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE	45.0 TH	45.0 TH	BORING LOCATION
		LIMIT OF DISTURBANCE	38.5 BW x	38.5 BW x	TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			UNDERDRAIN
		BORDERING LAND SUBJECT TO FLOODING	UD	UD	DRAIN
		WETLAND BUFFER ZONE	12"D	12"D	ROOF DRAIN
		NO DISTURB ZONE	6"RD	6"RD	SEWER
		200' RIVERFRONT AREA	12"S	12"S	FORCE MAIN
		GRAVEL ROAD	FM	FM	OVERHEAD WIRE
		EDGE OF PAVEMENT	OHW	OHW	WATER
		BITUMINOUS BERM	6"W	6"W	FIRE PROTECTION
		BITUMINOUS CURB	4"FP	4"FP	DOMESTIC WATER
		CONCRETE CURB	3"G	3"G	GAS
		CURB AND GUTTER	E	E	ELECTRIC
		EXTRUDED CONCRETE CURB	STM	STM	STEAM
		MONOLITHIC CONCRETE CURB	T	T	TELEPHONE
		PRECAST CONC. CURB	FA	FA	FIRE ALARM
		SLOPED GRAN. EDGING	CATV	CATV	CABLE TV
		VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
		BUILDING			DOUBLE CATCH BASIN ECCENTRIC
		BUILDING ENTRANCE			GUTTER INLET
		LOADING DOCK			DRAIN MANHOLE CONCENTRIC
		BOLLARD			DRAIN MANHOLE ECCENTRIC
		DUMPSTER PAD			TRENCH DRAIN
		SIGN			PLUG OR CAP
		DOUBLE SIGN			CLEANOUT
		STEEL GUARDRAIL			FLARED END SECTION
		WOOD GUARDRAIL			HEADWALL
		PATH			SEWER MANHOLE CONCENTRIC
		TREE LINE			SEWER MANHOLE ECCENTRIC
		WIRE FENCE			CURB STOP & BOX
		FENCE			WATER VALVE & BOX
		STOCKADE FENCE			TAPPING SLEEVE, VALVE & BOX
		STONE WALL			FIRE DEPARTMENT CONNECTION
		RETAINING WALL			FIRE HYDRANT
		STREAM / POND / WATER COURSE			WATER METER
		DETENTION BASIN			POST INDICATOR VALVE
		HAY BALES			WATER WELL
		SILT FENCE			GAS GATE
		SILT SOCK / STRAW WATTLE			GAS METER
		MINOR CONTOUR			ELECTRIC MANHOLE
		MAJOR CONTOUR			ELECTRIC METER
		PARKING COUNT			LIGHT POLE
		COMPACT PARKING STALLS			TELEPHONE MANHOLE
		DOUBLE YELLOW LINE			TRANSFORMER PAD
		STOP LINE			UTILITY POLE
		CROSSWALK			GUY POLE
		ACCESSIBLE CURB RAMP			GUY WIRE & ANCHOR
		ACCESSIBLE PARKING			HAND HOLE
		VAN-ACCESSIBLE PARKING			PULL BOX
					MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PVV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

- General**
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
 - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE (#) INCHES LOAM AND SEED.
 - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
 - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
 - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
 - THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- REFER TO REFERENCE DRAWING H-106916-1A PROPERTY PLAN/EXISTING CONDITIONS FOR INFORMATION REGARDING SURVEY AND DATUM.
- DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY ENVIRONMENTAL SCIENTISTS FROM VHB ON NOVEMBER 14, 2018 AND RE-FLAGGED ON SEPTEMBER 9, 2021.
- FLAGS MARKING THE WETLANDS WERE LOCATED BY VHB ENVIRONMENTAL SCIENTISTS USING A TRIMBLE R-1 GPS UNIT WITH SUB-METER ACCURACY

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

Zoning Summary Chart

Zoning District(S):	Industrial
Overlay District(S):	Wireless Communications Services
Parcel Summary (Map-Lot,Area)	7-15, 1.07 acres; 8-8, 1.82 acres; 8-9, 12.03 acres; 8-10, 26.30 acres

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	30,000 SF	1,795,543 SF (41.22 Acres)
FRONTAGE	150.0 Feet	885.12 Feet
FRONT YARD SETBACK	50 Feet	102.60 Feet
SIDE YARD SETBACK	25 Feet	81.36 Feet
REAR YARD SETBACK	30 Feet	±1,194 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	n/a
MAXIMUM BUILDING COVERAGE	50.0 %	0.64 %
MINIMUM OPEN SPACE	20.0 %	77.18 %
50% OF MINIMUM OPEN SPACE TO BE LOCATED IN FRONT & SIDE YARDS	179,544 SF	1,323,400 SF

* Zoning regulation dimensional requirements are as specified in the Town of Ayer Zoning Bylaw, with Schedule of Dimension Requirements revised April 2020.

Please note that the facility is unimproved therefore no formal parking areas exist nor is formal parking proposed as part of this yard expansion. Not having a formal parking area reduces the overall total area of impervious pavement on site. There is sufficient existing, paved area suitable for parking found on site.

Sandy Pond Substation 237

65 Westford Road
Ayer, MA 01432

No.	Revision	Date	Approved
1	Added required information for Planning Board Submission	02/16/2022	RTL

Designed by: RV
Checked by: RTL
Issued for: Permitting
Date: September 29, 2021

Not Approved for Construction

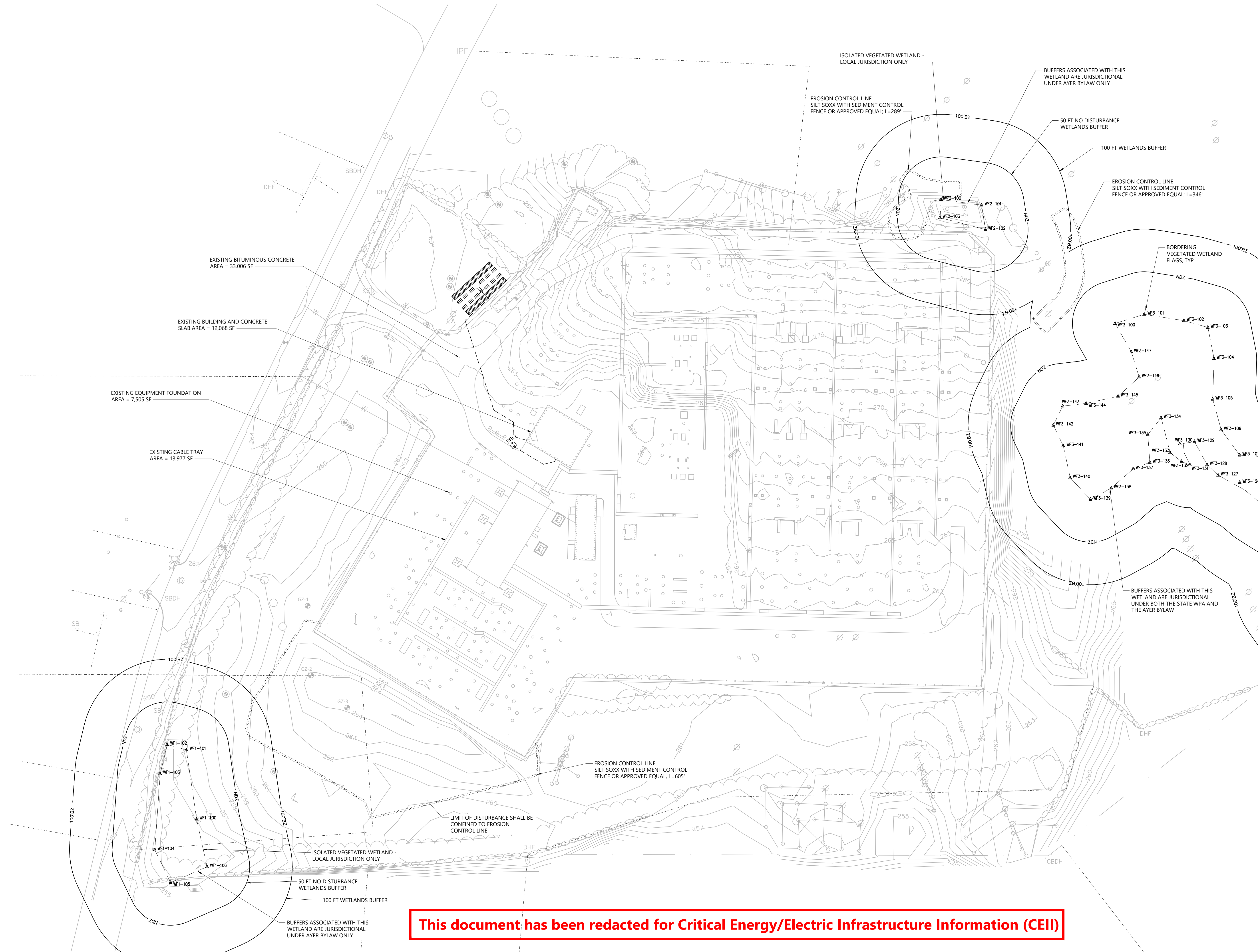
Legend and General Notes

Drawing Number: C-1
Sheet: 1 of 7
Project Number: 73243.00

Professional Engineer: JEFFREY J. GOLDBERG CIVIL No. 46475 REGISTERED PROFESSIONAL ENGINEER
Date: 2/16/2022



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



EXISTING BITUMINOUS CONCRETE
AREA = 33,006 SF

EXISTING BUILDING AND CONCRETE
SLAB AREA = 12,068 SF

EXISTING EQUIPMENT FOUNDATION
AREA = 7,505 SF

EXISTING CABLE TRAY
AREA = 13,977 SF

EROSION CONTROL LINE
SILT SOXX WITH SEDIMENT CONTROL
FENCE OR APPROVED EQUAL, L=605'

LIMIT OF DISTURBANCE SHALL BE
CONFINED TO EROSION
CONTROL LINE

ISOLATED VEGETATED WETLAND -
LOCAL JURISDICTION ONLY

50 FT NO DISTURBANCE
WETLANDS BUFFER

BUFFERS ASSOCIATED WITH THIS
WETLAND ARE JURISDICTIONAL
UNDER AYER BYLAW ONLY

ISOLATED VEGETATED WETLAND -
LOCAL JURISDICTION ONLY

EROSION CONTROL LINE
SILT SOXX WITH SEDIMENT CONTROL
FENCE OR APPROVED EQUAL, L=289'

BUFFERS ASSOCIATED WITH THIS
WETLAND ARE JURISDICTIONAL
UNDER AYER BYLAW ONLY

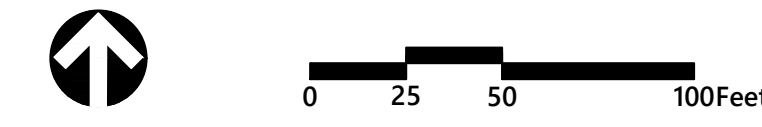
50 FT NO DISTURBANCE
WETLANDS BUFFER

100 FT WETLANDS BUFFER

EROSION CONTROL LINE
SILT SOXX WITH SEDIMENT CONTROL
FENCE OR APPROVED EQUAL, L=346'

BORDERING
VEGETATED WETLAND
FLAGS, TYP

BUFFERS ASSOCIATED WITH THIS
WETLAND ARE JURISDICTIONAL
UNDER BOTH THE STATE WPA AND
THE AYER BYLAW



**Sandy Pond
Substation 237**
65 Westford Road
Ayer, MA 01432

No.	Revision	Date	Approved
1	Added required information for Planning Board Submission	02/16/2022	RTL

Issued for
Permitting September 29, 2021

Not Approved for Construction
**Erosion & Sediment
Control Plan**

Drawing Number
C-2

Sheet **2** of **7**

Project Number
73243.00

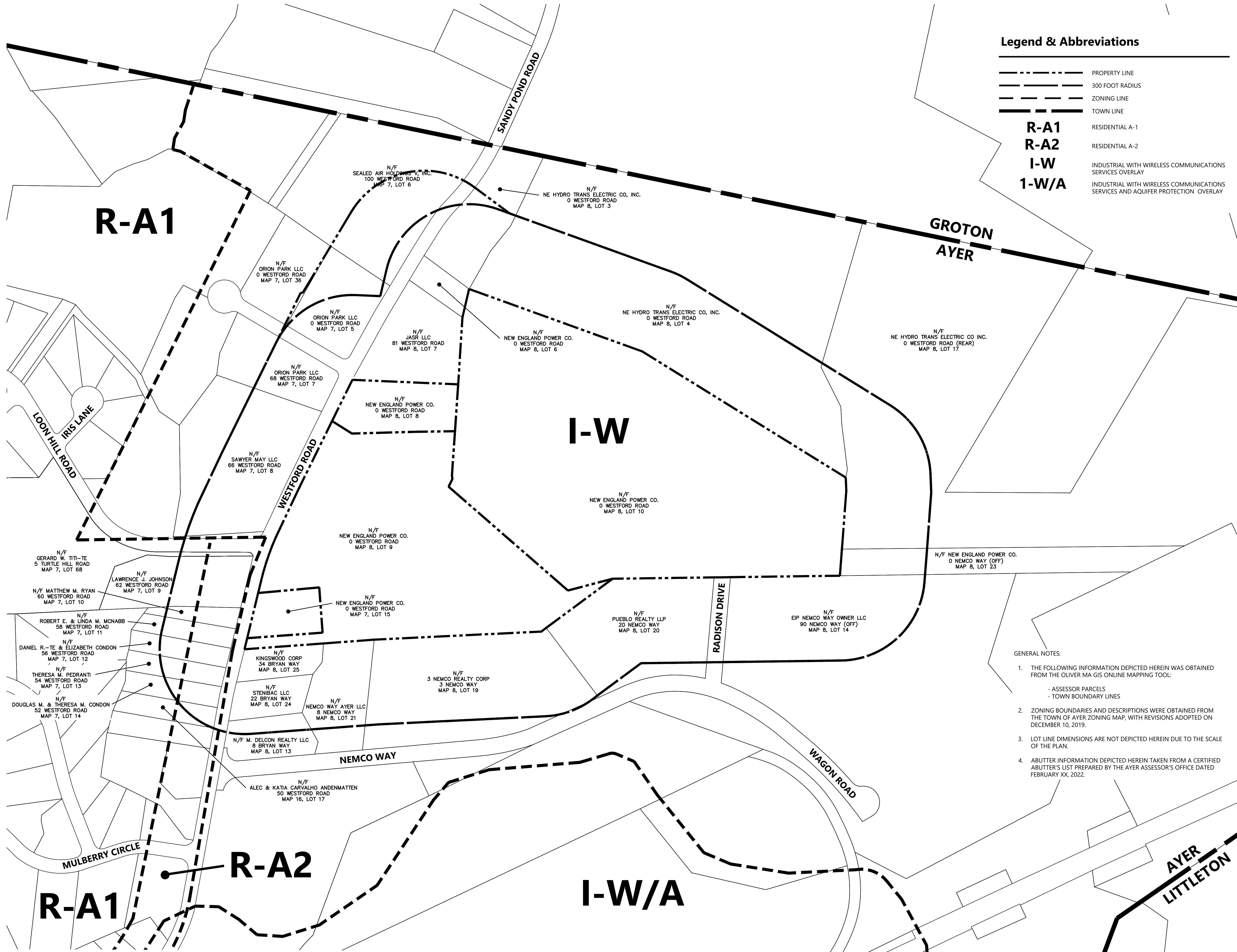
This document has been redacted for Critical Energy/Electric Infrastructure Information (CEII)



1 Cedar Street
Suite 400
Providence, RI 02903
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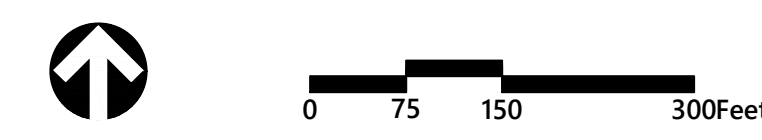
Legend & Abbreviations

	PROPERTY LINE
	300 FOOT RADIUS
	ZONING LINE
	TOWN LINE
R-A1	RESIDENTIAL A-1
R-A2	RESIDENTIAL A-2
I-W	INDUSTRIAL WITH WIRELESS COMMUNICATIONS SERVICES OVERLAY
1-W/A	INDUSTRIAL WITH WIRELESS COMMUNICATIONS SERVICES AND AQUIFER PROTECTION OVERLAY



GENERAL NOTES:

- THE FOLLOWING INFORMATION DEPICTED HEREIN WAS OBTAINED FROM THE OLIVER MA GIS ONLINE MAPPING TOOL.
 - ASSESSOR PARCELS
 - TOWN BOUNDARY LINES
- ZONING BOUNDARIES AND DESCRIPTIONS WERE OBTAINED FROM THE TOWN OF AYER ZONING MAP, WITH REVISIONS ADOPTED ON DECEMBER 10, 2019.
- LOT LINE DIMENSIONS ARE NOT DEPICTED HEREIN DUE TO THE SCALE OF THE PLAN.
- ABUTTER INFORMATION DEPICTED HEREIN TAKEN FROM A CERTIFIED ABUTTER'S LIST PREPARED BY THE AYER ASSESSOR'S OFFICE DATED FEBRUARY XX, 2022.



Sandy Pond Substation 237
65 Westford Road
Ayer, MA 01432

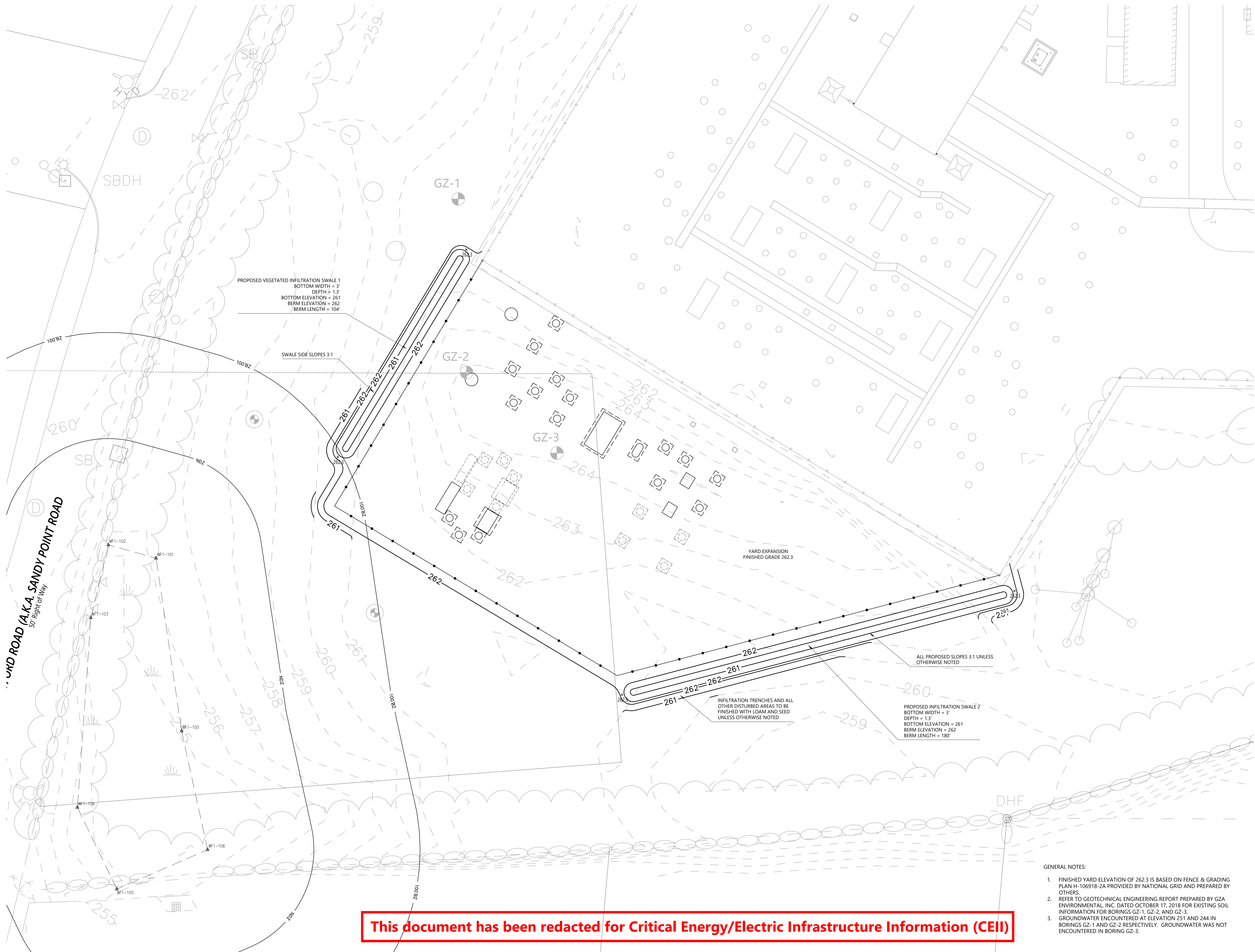
No.	Revision	Date	Approved

Designed by: **RTL** Checked by: **JJG**
Issued for: **Permitting** Date: **February 16, 2022**

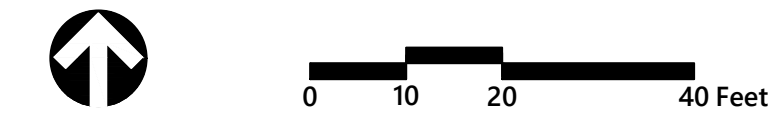
Not Approved for Construction
Site Context & Locus Plan

Drawing Number: **C-3.1**
Sheet: **3** of **7**
Project Number: **73243.00**

Jeffrey J. Goldberg
JEFFREY J. GOLDBERG
CIVIL
No. 46475
REGISTERED PROFESSIONAL ENGINEER
2/16/2022



This document has been redacted for Critical Energy/Electric Infrastructure Information (CEII)



Sandy Pond Substation 237
65 Westford Road
Ayer, MA 01432

No.	Revision	Date	Approved
1	Added required information for Planning Board Submission	02/16/2022	RTL

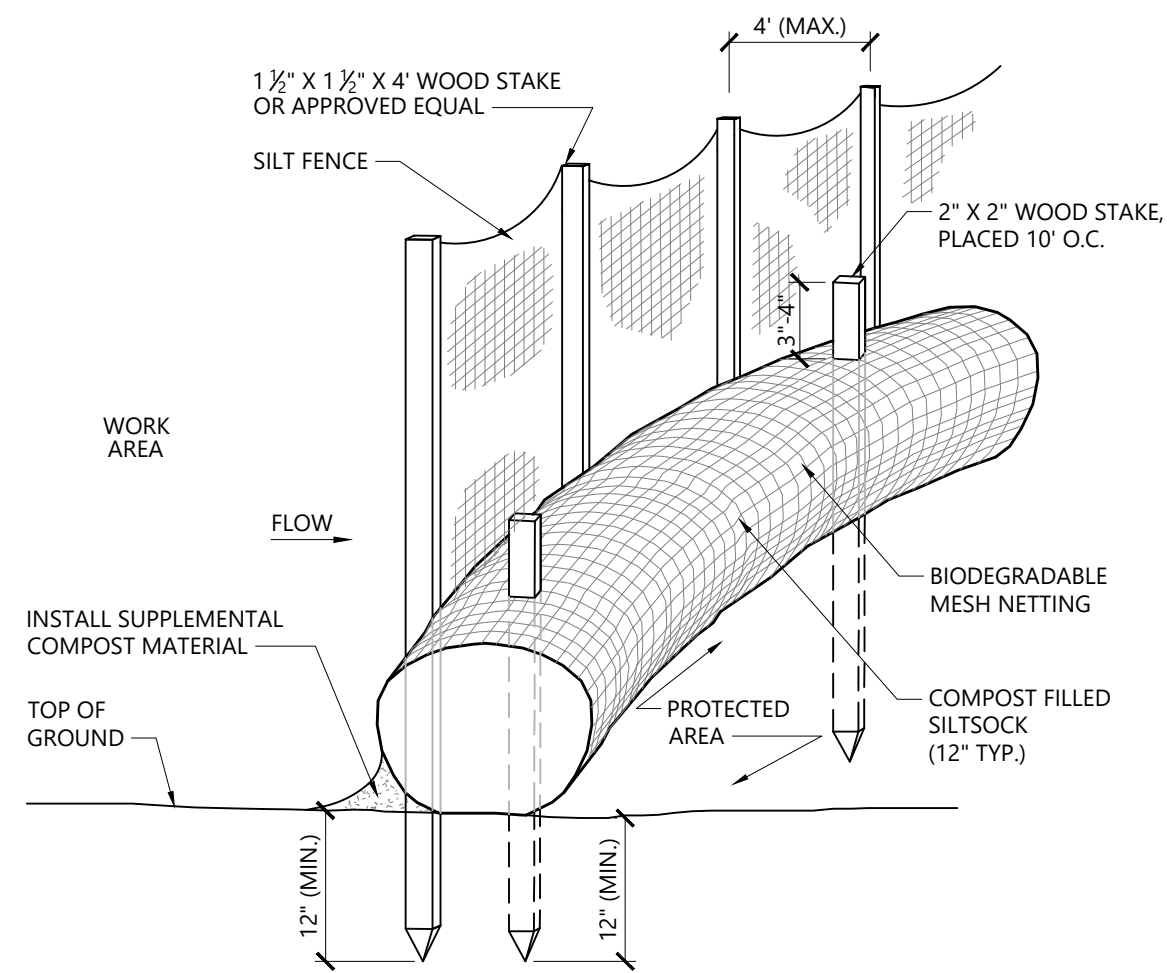
Designed by: RV
Checked by: RTL
Issued for: Permitting
Date: September 29, 2021

Not Approved for Construction
Drawing Title: **Grading and Drainage Plan**
Drawing Number: C-5

- GENERAL NOTES:
1. FINISHED YARD ELEVATION OF 262.3 IS BASED ON FENCE & GRADING PLAN H-106918-2A PROVIDED BY NATIONAL GRID AND PREPARED BY OTHERS.
 2. REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY GZA ENVIRONMENTAL, INC. DATED OCTOBER 17, 2018 FOR EXISTING SOIL INFORMATION FOR BORINGS GZ-1, GZ-2, AND GZ-3.
 3. GROUNDWATER ENCOUNTERED AT ELEVATION 251 AND 244 IN BORINGS GZ-1 AND GZ-2 RESPECTIVELY. GROUNDWATER WAS NOT ENCOUNTERED IN BORING GZ-3.

Professional Engineer Seal for Jeffrey J. Goldberg, No. 46475, State of Massachusetts. Signature: Jeffrey J. Goldberg, Date: 2/16/2022.

Sheet C-5 of 7
Project Number: 73243.00

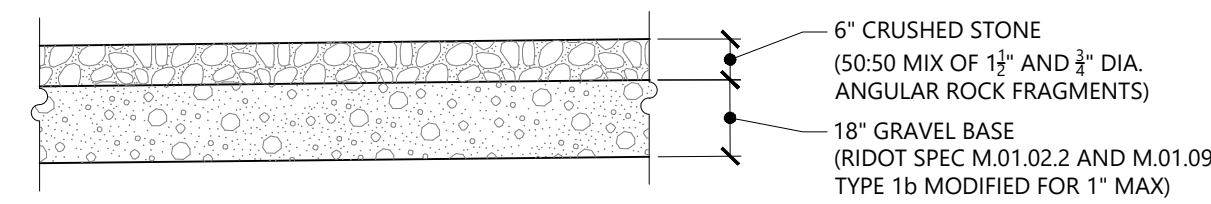


NOTES

1. SILT SOCK SHALL BE FILTREXX SILT SOCK, OR APPROVED EQUAL.
2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock / Silt Fence Barrier

N.T.S. Source: VHB 1/16 LD_658-A

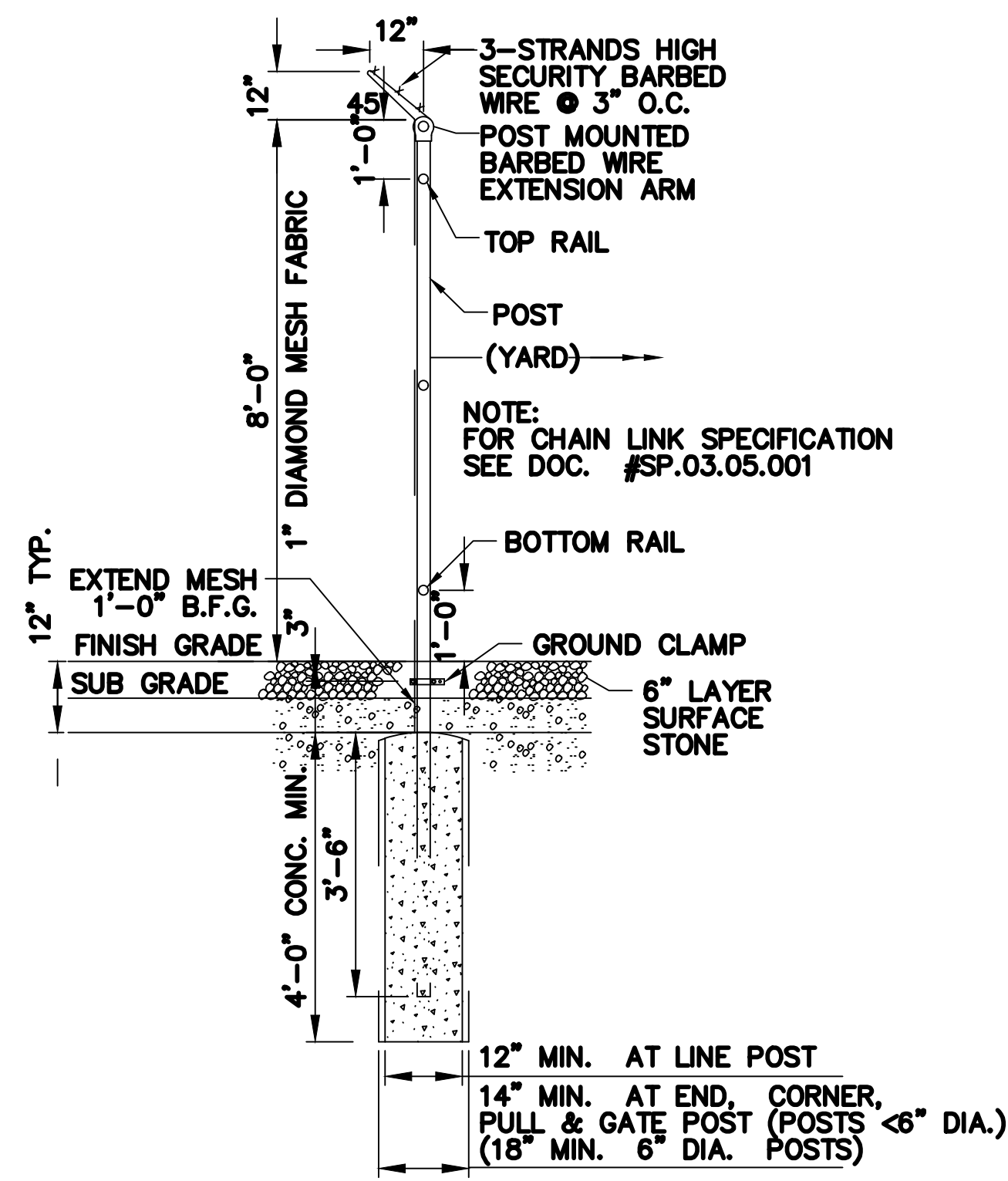


NOTES

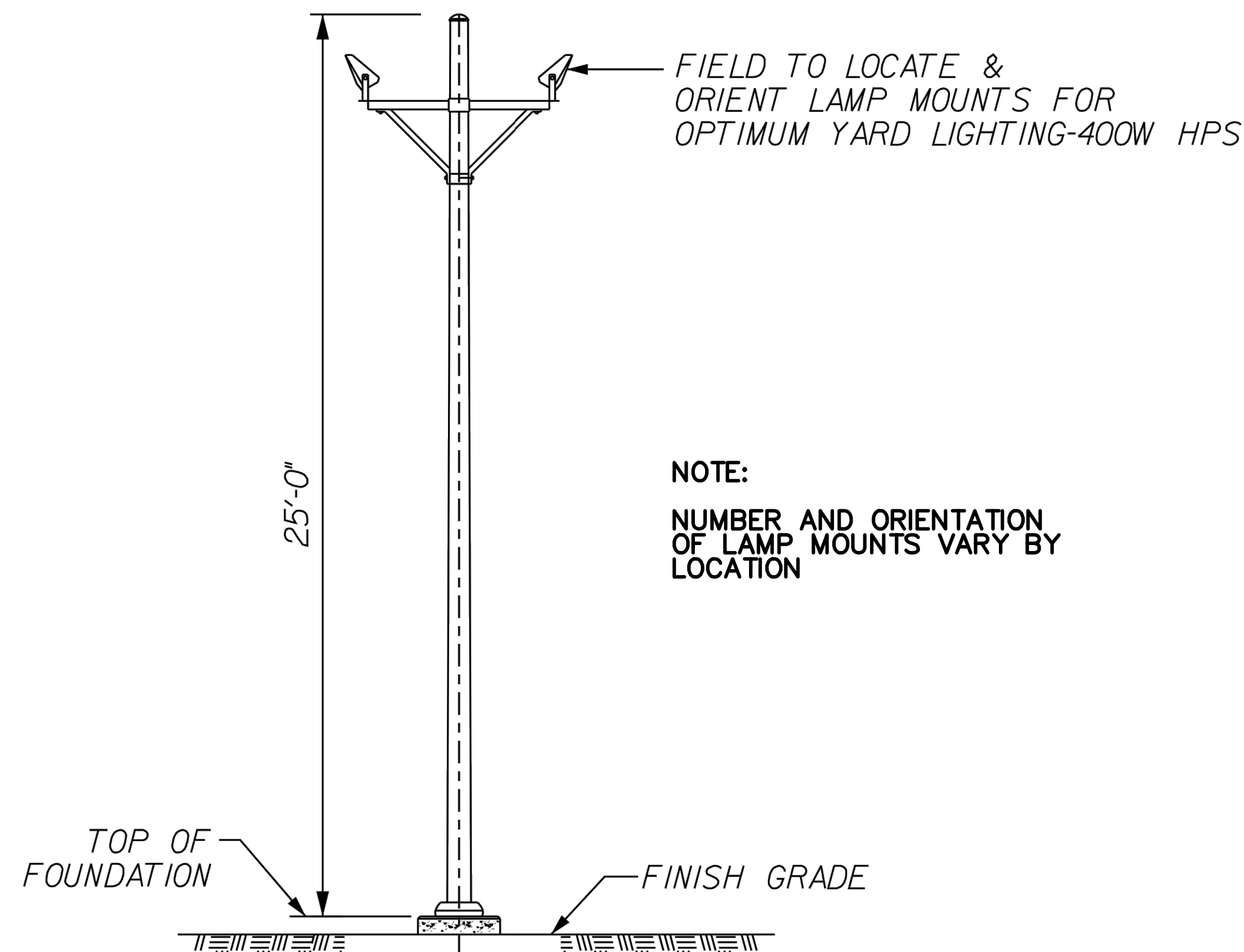
1. CONTRACTOR TO INSTALL GRAVEL MATERIAL FOLLOWING CONSTRUCTION OF GROUND GRID (BY OTHERS)

Crushed Stone Yard - Typical Section

N.T.S. Source: VHB



**NATIONAL GRID
TYPICAL FENCE POST DETAIL**
N.T.S.



**NATIONAL GRID
LIGHT POLE DETAIL**
N.T.S.

**Sandy Pond
Substation 237**
65 Westford Road
Ayer, MA 01432

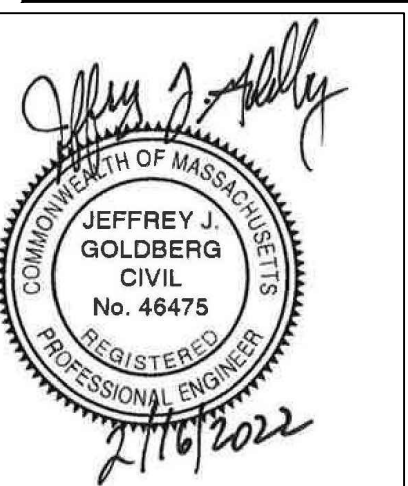
No.	Revision	Date	Approved
1	Added required information for Planning Board Submission	02/16/2022	RTL

Designed by	Checked by
RV	RTL

Issued for: Permitting Date: September 29, 2021

Not Approved for Construction

SITE DETAILS



Drawing Number
C-6
Sheet 7 of 7
Project Number
73243.00

MRMapper WebMap



**Search Results: Tax
Parcels**

Override 1

Search Buffer Results

Override 1

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

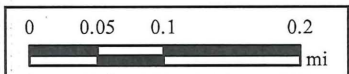
Other Roadways

MBTA Commuter Rail
Stations

Active Rail Lines

Commuter Rail Line

Other Active Rail Lines



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ANDENMATTEN CARVALHO KATIA - TE
ALEC ANDENMATTEN
50 WESTFORD ROAD
AYER, MA 01432

TOWN OF AYER
1 MAIN ST
AYER, MA 01432

RYAN MATTHEW M
60 WESTFORD ROAD
AYER, MA 01432

MCNABB ROBERT E - TE
LINDA M MCNABB
58 WESTFORD ROAD
AYER, MA 01432

CONDON DANIEL R - TE
ELIZABETH CONDON
56 WESTFORD ROAD
AYER, MA 01432

THERESA M PEDRANTI
54 WESTFORD ROAD
AYER, MA 01432

CONDON DOUGLAS M
THERESA M CONDON
52 WESTFORD ROAD
AYER, MA 01432

HANNON GEORGE A
JANE M HANNON
1 LILAC LANE
AYER, MA 01432

GUDAVALLI RAVINDRA - TE
NIRAJA BURRI
3 LILAC LANE
AYER, MA 01432

JONES JAMES F
NAOMI JONES
5 LILAC LANE
AYER, MA 01432

GOSUKONDA AMITH REDDY
SWAPNA MEKAPOTHULA
6 LILAC LANE
AYER, MA 01432

FAMOUS TOD L
4 LILAC LANE
AYER, MA 01432

KUMAR SUMIT - TE
ERICA TAMLYN
15 LOON HILL ROAD
AYER, MA 01432

ORION PARK LLC
1 ORION PARK DRIVE
AYER, MA 01432

ROBERT M HICKS, INC
124 MAIN STREET
WESTFORD, MA 01886

SOUSA FAMILY IRREV INCOME ONLY TR
JOHN B SOUSA JR - TRUSTEE
1 IRIS AVENUE
AYER, MA 01432

HERRICK G MICHAEL - TE
AMY HERRICK
4 IRIS AVENUE
AYER, MA 01432

PICARD BRANT P
5 IRIS AVENUE
AYER, MA 01432

GRUBER MICHELE R
3 IRIS AVENUE
AYER, MA 01432

MACHADO DOUGLAS M
18 LOON HILL ROAD
AYER, MA 01432

REDDIE KHALILAH G -TE
EMMANUEL E NEKONGO
19 LOON HILL ROAD
AYER, MA 01432

STEWART MARK N
MAGRIETA C STEWART
21 LOON HILL ROAD
AYER, MA 01432

GILBERT A BARRETT III
23 LOON HILL ROAD
AYER, MA 01432

GREIS EHAB LABIB
25 LOON HILL ROAD
AYER, MA 01432

SEALED AIR HOLDINGS V, INC
C/O SEALED AIR CORPORATION
100 WESTFORD ROAD
AYER, MA 01432

BISHARA KENNETH J -TE
MICHELLE M BISHARA
1 ROSE LANE
AYER, MA 01432

MARRAMA MICHAEL P - TE
ASHLEY E MARRAMA
3 ROSE LANE
AYER, MA 01432

MAGNO PAUL - TE
BRENDA MAGNO
5 ROSE LANE
AYER, MA 01432

BAKKE STEVEN E - TR
BAKKE STARAITIS LIVING TRUST
4 ROSE LANE
AYER, MA 01432

SWANBON DONALD J
29 LOON HILL ROAD
AYER, MA 01432

ORION PARK LLC
1 ORION PARK DRIVE
AYER, MA 01432

SAWYER MAY LLC
41 ROBINSON ROAD
LITTLETON, MA 01460

JOHNSON LAWRENCE J
366 LOST LAKE DRIVE
GROTON, MA 01450

M DELCON REALTY LLC
52 HAYS ROAD
WALTHAM, MA 02154

EIP NEMCO WAY OWNER LLC
90 NEMCO WAY
AYER, MA 01432

N E HYDRO TRANS ELECTRIC CO INC
PROPERTY TAX DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

3 NEMCO REALTY CORP
3 NEMCO WAY
AYER, MA 01432

PUEBLO REALTY LLP
185 BUTLER ROAD
MONSON, MA 01057

NEMCO WAY AYER LLC
390 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

STENIBAC LLC
22 BRYAN WAY
AYER, MA 01432

KINGSWOOD CORP
PO BOX 1321
LITTLETON, MA 01460

N E HYDRO TRANS ELECTRIC CO INC
PROPERTY TAX DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

N E HYDRO TRANS ELECTRIC CO INC
PROPERTY TAX DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN ROAD
WALTHAM, MA 02451

JASR LLC
81 WESTFORD ROAD
AYER, MA 01432

**Board of Assessors
Town Hall
1 Main Street
Ayer, MA 01432**

Tel: (978) 772-8220 ext. 140
Email: assessor@ayer.ma.us

February 1, 2022

ABUTTERS LIST FOR PARCEL(s): **Parcels 7-15, 8-8, 8-9 & 8-10
New England Power Co**

#	Parcel ID	Stno	Stno2	Property Location	Owners Name1	Owners Name2	Address1	Address2	City/Town	State	Zip Code
1	16-17	50		WESTFORD ROAD	ANDENMATTEN CARVALHO KATIA - TE	ALEC ANDENMATTEN	50 WESTFORD ROAD		AYER	MA	01432
2	17-17	0		NEMCO WAY	TOWN OF AYER		1 MAIN ST		AYER	MA	01432
3	7-10	60		WESTFORD ROAD	RYAN MATTHEW M		60 WESTFORD ROAD		AYER	MA	01432
4	7-11	58		WESTFORD ROAD	MCNABB ROBERT E - TE	LINDA M MCNABB	58 WESTFORD ROAD		AYER	MA	01432
5	7-12	56		WESTFORD ROAD	CONDON DANIEL R - TE	ELIZABETH CONDON	56 WESTFORD ROAD		AYER	MA	01432
6	7-13	54		WESTFORD ROAD	THERESA M PEDRANTI		54 WESTFORD ROAD		AYER	MA	01432
7	7-14	52		WESTFORD ROAD	CONDON DOUGLAS M	THERESA M CONDON	52 WESTFORD ROAD		AYER	MA	01432
8	7-44	1		LILAC LANE	HANNON GEORGE A	JANE M HANNON	1 LILAC LANE		AYER	MA	01432
9	7-45	3		LILAC LANE	GUDAVALLI RAVINDRA - TE	NIRAJA BURRI	3 LILAC LANE		AYER	MA	01432
10	7-46	5		LILAC LANE	JONES JAMES F	NAOMI JONES	5 LILAC LANE		AYER	MA	01432
11	7-47	6		LILAC LANE	GOSUKONDA AMITH REDDY	SWAPNA MEKAPOTHULA	6 LILAC LANE		AYER	MA	01432
12	7-48	4		LILAC LANE	FAMOUS TOD L		4 LILAC LANE		AYER	MA	01432
13	7-49	15		LOON HILL ROAD	KUMAR SUMIT - TE	ERICA TAMLYN	15 LOON HILL ROAD		AYER	MA	01432
14	7-5	0		WESTFORD ROAD	ORION PARK LLC		1 ORION PARK DRIVE		AYER	MA	01432
15	7-50	0		LOON HILL ROAD	ROBERT M HICKS, INC		124 MAIN STREET		WESTFORD	MA	01886
16	7-51	1		IRIS AVENUE	SOUSA FAMILY IRREV INCOME ONLY TR	JOHN B SOUSA JR - TRUSTEE	1 IRIS AVENUE		AYER	MA	01432
17	7-52	4		IRIS AVENUE	HERRICK G MICHAEL - TE	AMY HERRICK	4 IRIS AVENUE		AYER	MA	01432
18	7-53	5		IRIS AVENUE	PICARD BRANT P		5 IRIS AVENUE		AYER	MA	01432
19	7-54	3		IRIS AVENUE	GRUBER MICHELE R		3 IRIS AVENUE		AYER	MA	01432
20	7-55	18		LOON HILL ROAD	MACHADO DOUGLAS M		18 LOON HILL ROAD		AYER	MA	01432
21	7-56	19		LOON HILL ROAD	REDDIE KHALILAH G - TE	EMMANUEL E NEKONGO	19 LOON HILL ROAD		AYER	MA	01432
22	7-57	21		LOON HILL ROAD	STEWART MARK N	MAGRIETA C STEWART	21 LOON HILL ROAD		AYER	MA	01432
23	7-58	23		LOON HILL ROAD	GILBERT A BARRETT III		23 LOON HILL ROAD		AYER	MA	01432
24	7-59	25		LOON HILL ROAD	GREIS EHAB LABIB		25 LOON HILL ROAD		AYER	MA	01432
25	7-6	100		WESTFORD ROAD	SEALED AIR HOLDINGS V, INC	C/O SEALED AIR CORPORATION	100 WESTFORD ROAD		AYER	MA	01432
26	7-60	1		ROSE LANE	BISHARA KENNETH J -TE	MICHELLE M BISHARA	1 ROSE LANE		AYER	MA	01432
27	7-63	3		ROSE LANE	MARRAMA MICHAEL P - TE	ASHLEY E MARRAMA	3 ROSE LANE		AYER	MA	01432
28	7-65	5		ROSE LANE	MAGNO PAUL - TE	BRENDA MAGNO	5 ROSE LANE		AYER	MA	01432
29	7-66	4		ROSE LANE	BAKKE STEVEN E - TR	BAKKE STARAITIS LIVING TRUST	4 ROSE LANE		AYER	MA	01432
30	7-67	29		LOON HILL ROAD	SWANBON DONALD J		29 LOON HILL ROAD		AYER	MA	01432
31	7-7	68		WESTFORD ROAD	ORION PARK LLC		1 ORION PARK DRIVE		AYER	MA	01432
32	7-8	66		WESTFORD ROAD	SAWYER MAY LLC		41 ROBINSON ROAD		LITTLETON	MA	01460
33	7-9	62		WESTFORD ROAD	JOHNSON LAWRENCE J		366 LOST LAKE DRIVE		GROTON	MA	01450
34	8-13	8		BRYAN WAY	M DELCON REALTY LLC		52 HAYS ROAD		WALTHAM	MA	02154
35	8-14	90		NEMCO WAY (OFF)	EIP NEMCO WAY OWNER LLC		90 NEMCO WAY		AYER	MA	01432
36	8-17	0		WESTFORD ROAD (REAR)	N E HYDRO TRANS ELECTRIC CO INC		PROPERTY TAX DEPT	40 SYLVAN ROAD	WALTHAM	MA	02451
37	8-19	3		NEMCO WAY	3 NEMCO REALTY CORP		3 NEMCO WAY		AYER	MA	01432
38	8-20	20		NEMCO WAY	PUEBLO REALTY LLP		185 BUTLER ROAD		MONSON	MA	01057
39	8-21	8		NEMCO WAY	NEMCO WAY AYER LLC		390 CAMBRIDGE STREET		CAMBRIDGE	MA	02141
40	8-23	0		NEMCO WAY (OFF)	NEW ENGLAND POWER CO		PROPERTY TAX DEPT	40 SYLVAN ROAD	WALTHAM	MA	02451
41	8-24	22		BRYAN WAY	STENIBAC LLC		22 BRYAN WAY		AYER	MA	01432

**Board of Assessors
Town Hall
1 Main Street
Ayer, MA 01432**

Tel: (978) 772-8220 ext. 140
Email: assessor@ayer.ma.us

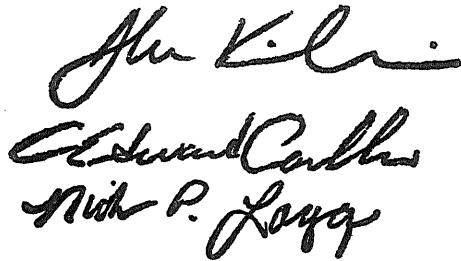
February 1, 2022

ABUTTERS LIST FOR PARCEL(s): **Parcels 7-15, 8-8, 8-9 & 8-10
New England Power Co**

#	Parcel ID	Stno	Stno2	Property Location	Owners Name1	Owners Name2	Address1	Address2	City/Town	State	Zip Code
42	8-25	34		BRYAN WAY	KINGSWOOD CORP		PO BOX 1321		LITTLETON	MA	01460
43	8-3	0		WESTFORD ROAD	N E HYDRO TRANS ELECTRIC CO INC		PROPERTY TAX DEPT	40 SYLVAN ROAD	WALTHAM	MA	02451
44	8-4	0		WESTFORD ROAD (REAR)	N E HYDRO TRANS ELECTRIC CO INC		PROPERTY TAX DEPT	40 SYLVAN ROAD	WALTHAM	MA	02451
45	8-6	0		WESTFORD ROAD	NEW ENGLAND POWER CO		PROPERTY TAX DEPT	40 SYLVAN ROAD	WALTHAM	MA	02451
46	8-7	81		WESTFORD ROAD	JASR LLC		81 WESTFORD ROAD		AYER	MA	01432

** The above list is a true copy of the records as of December 31, 2021 in the Town of Ayer Assessor's office for the last known names and addresses of owners of land abutting the the subject to MGL Chapter 40A Sec. 11 (300 feet).*

Certified: Board of Assessors



Check Date: 02/02/2022
Vendor Number: 0013886

Town of Ayer

BOWDITCH AND DEWEY, LLP
Check Number: 016407

Date	Voucher No.	Invoice No.	Description	Amount
02/02/2022	001186887	N/A	FILING AND RECORDING FEES	500.00
				*****500.00

BOWDITCH AND DEWEY, LLP
311 Main Street
P.O. Box 15156
Worcester, MA 01615-0156

Citizens Bank
5-7017/2110

Date
02/02/2022

016407
Amount
*****500.00

Pay: Five Hundred and 00/100 Dollars

VOID IF NOT CASHED WITHIN 120 DAYS

Pay To the Order of
Town of Ayer
1 Main Street
Ayer, MA 01432

BY 

BY _____
TWO SIGNATURES REQUIRED FOR AMOUNTS EXCEEDING \$25,000.00

⑈016407⑈ ⑆211070175⑆ 1330245080 ⑈

Check Date: 02/15/2022
Vendor Number: 0013886

Town of Ayer

BOWDITCH AND DEWEY, LLP
Check Number: 016484

Date	Voucher No.	Invoice No.	Description	Amount
02/15/2022	001187065	N/A	AD FEES	589.13
				*****589.13

BOWDITCH AND DEWEY, LLP
311 Main Street
P.O. Box 15156
Worcester, MA 01615-0156

Citizens Bank
5-7017/2110

Date
02/15/2022

016484
Amount
*****589.13

Pay: Five Hundred Eighty Nine and 13/100 Dollars

VOID IF NOT CASHED WITHIN 120 DAYS

Pay To the Order of
Town of Ayer
1 Main Street
Ayer, MA 01432

BY 

BY _____
TWO SIGNATURES REQUIRED FOR AMOUNTS EXCEEDING \$25,000.00

⑈016484⑈ ⑆211070175⑆ 1330245080 ⑈

ORIGIN ID: ORHA (508) 791-3511
BOWDITCH & DEWEY
BOWDITCH & DEWEY, LLP
311 MAIN STREET
WORCESTER, MA 01608

SHIP DATE: 17FEB22
ACTWGT: 0.50 LB
CAD: 250916421/IN/ET4460

UNITED STATES US

BILL SENDER

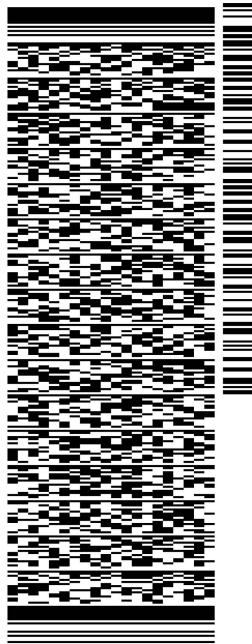
TO **MARK ARCHAMBAULT, TOWN PLANNER**
TOWN OF AYER PLANNING BOARD
1 MAIN STREET

AYER MA 01432

REF: 140773.0860

(978) 772-9220
INV/ PO

DEPT:



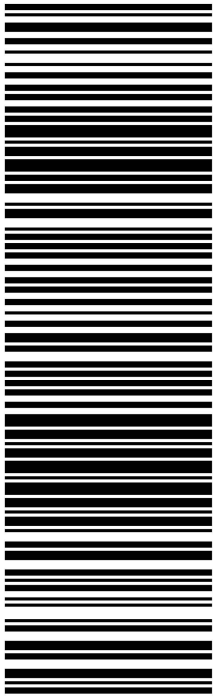
J221022010501uv

56DJ2027C/FE4A

TRK# 7760 7755 5976
0201

FRI - 18 FEB 10:30A
PRIORITY OVERNIGHT

01 ORHA
MA-US **01432**
BOS



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Steeplechase Arborvitae



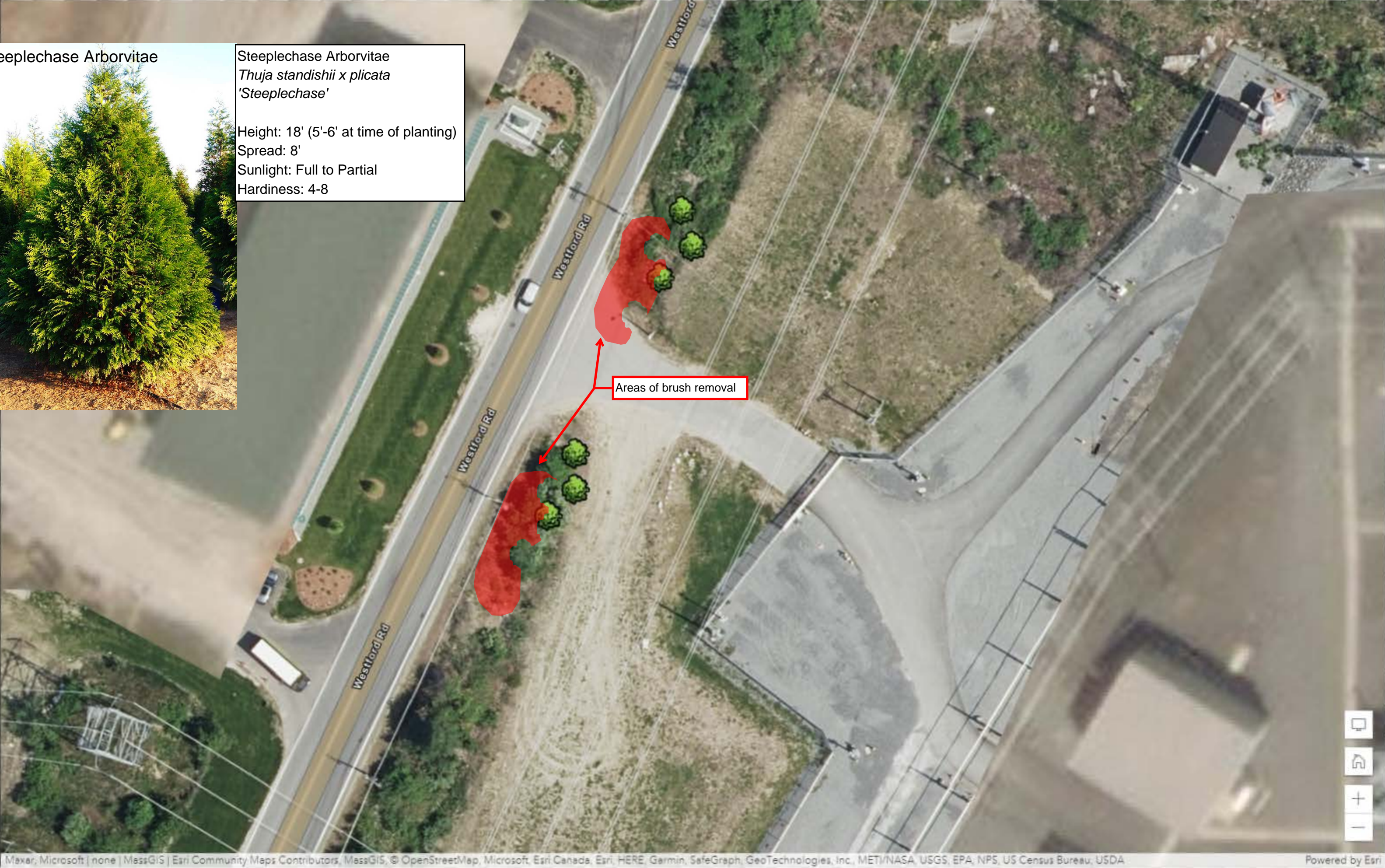
Steeplechase Arborvitae
Thuja standishii x plicata
'Steeplechase'

Height: 18' (5'-6' at time of planting)

Spread: 8'

Sunlight: Full to Partial

Hardiness: 4-8



Areas of brush removal

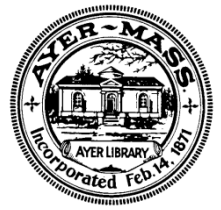


Steeplechase Arborvitae

Steeplechase Arborvitae
Thuja standishii x plicata
'Steeplechase'
Height: 18' (5'-6' at time of planting)
Spread: 8'
Sunlight: Full to Partial

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 # 1

Prepared by Mark Archambault, Ayer Town Planner

Date: March 18, 2022 for the **March 22, 2022** Planning Board meeting

Site Location / Zoning District(s): 65 Westford Road / Industrial district

Assessor's Map and Parcel Numbers: Map 7, Lot 15; Map 8, Lots 8, 9 & 10

Tract or Parcel Size Undergoing Development: 47,825 sq.ft

Type of Application: Site Plan and Major Stormwater Permits

Other Permits needed: Conservation Commission review already completed

Applicant: New England Power Company (NEPCo)

Landowner if different from Applicant: National Grid

Engineer or Surveyor: VHB, Inc. / Bowditch and Dewey, LLC

EXECUTIVE SUMMARY / KEY POINTS FOR THE PB TO CONSIDER:

The applicant is seeking a **stormwater management permit** and associated **Site Plan** approval for the installation of a new 115/23 kV electric switching station at the existing electric substation known as Sandy Pond Substation #237 at 65 Westford Road. The site is located in Ayer's Industrial Zoning District, and improvements will consist of new sub-station related equipment, security fencing and stormwater management facilities. No new buildings are proposed with this project. The switchyard will have a footprint of approximately 29,000 sq.ft. The proposal meets all zoning setbacks and dimensional requirements. This project has received an Order of Conditions from the Ayer Conservation Commission.

Site Plan waiver requests: The applicant requests waivers from the requirements to submit a full landscaping plan, photometric lighting plan and off-site parking due to the utility nature of the proposal with no buildings or on-site employees.

If the Planning Board is satisfied with the application materials and plans submitted to date, I recommend that the Planning Board APPROVE the Site Plan for NEPCo at 65 Westford Road.

Stormwater Management Plan:

Because there is a total area of land disturbance greater than 40,000 sq.ft. and greater than 2,200 cubic yards of material to be moved around on site, this project requires a Major Stormwater Management Permit. See discussion in body of report below. I recommend the PB request the applicant provide a thorough presentation of the stormwater system and earthwork on the site at the March 22 meeting.

As of today, March 18, the DPW has not submitted its comments on the stormwater management plan back to the Planning Dept., but I am assured that can be forthcoming soon. I recommend the PB make Site Plan approval conditional on obtaining satisfactory review by the Ayer DPW and PB receipt of that letter.

Project Description and Interdepartmental Review



The site at 65 Westford Road from Mr. Mapper. The new switching station will be located at the lower left of the site above extending out from existing sub-station area.

Applicant's Narrative:

Background and Existing Conditions: NEPCo owns an approximately 39.4-acre lot of land, which is known and numbered as 65 Westford Road, Ayer, Massachusetts (the "Property") one that has been continuously used as an electric substation since 1971. The Property lot is located entirely in the Industrial zoning district and no overlay districts, and is surrounded by a mix of industrial, manufacturing, warehouse and commercial properties, woodlands along the sides and rear the rear portions of the site and NEPCo's transmission and distribution lines and related equipment and infrastructure. There are some residences located on the opposite side of Westford Road. The Substation is currently comprised of various substation-related equipment and facilities (e.g., transformers, switchgear enclosures, circuit breakers, switches, dead-end structures, etc.). The Substation is secured by a chain link fence that ranges in height and topped with 1 foot of barbed wire.

The Project will be setback 102.6 feet from Westford Road and 152.6 feet from the nearest residential property located directly across Westford Road. The Project is necessary to improve the overall reliability of electric service in the Town.

Project Scope: The Project includes the installation and construction of the following primary components: (i) an approximately 29,000 square foot switching station yard with various substation-related equipment and associated supports and foundations; (ii) an 8-foot tall perimeter fence plus 1-foot of barbed wire with a security gate; (iii) various underground systems, including ground grid, conduits and cable trenches; (iv) crushed stone throughout the substation yard; and (v) limited re-grading. No new buildings are proposed for the Project.

NEPCo seeks all other relief, approvals and waivers as may be deemed necessary by the Board, including, but not limited to, waivers with respect to landscaping/open space (9.2), parking (9.1.2-9.1.10), loading, lighting, traffic, etc.). All rights are reserved with respect to the applicability of the permits, approvals and waivers being sought herein. NEPCo has already obtained an order of conditions from the Ayer Conservation Commission. As much as 2,760+/- cubic yards of earth material may be removed from the Property, which may require an earth removal permit. (**Planner's note: this earthwork is incidental to construction and also falls under exemption B.6, 'construction or installation of public utilities,' in Section 9.6.2, Land Clearing and Grading.**)

Stormwater Management Plan:

The project consists of 47,825 sq.ft. of total disturbance:

36,109 sq.ft.: Substation expansion and associated grading and stormwater management

6,565 sq.ft.: Underground duct bank / 2,679 sq.ft.: Isolated filling of potholes and ruts in existing ROW

2,562 sq.ft: Extension of existing ROW access to new pole locations behind the substation

The project has been designed to limit the amount of earth disturbance, cut and fill volumes and vegetative clearing to the extent practicable. No trees or stone walls are contemplated to be removed under the Project, and no wetland vegetation will be displaced. The natural features of the site located outside of the Substation fence line will largely remain undisturbed and will be compatible with the Project. The Project will not produce air pollution, dust or smoke. The Project will not require new connections or tie-ins to any public water, sewer or storm drainage systems or roadway infrastructure. Downstream properties, water courses, channels and conduits will not be affected by stormwater runoff as a result of the Project. The addition of gravel fill and crushed stone yard surface at select locations as shown in the project plans will consist of 6-inch of crushed stone, as is used currently in the existing Substation yard.

This crushed stone surface treatment promotes the infiltration of stormwater, enhances water quality and diminishes overland flow velocities while dissipating concentrated flows. In addition to the proposed 6" crushed stone yard surface, the Project is also proposing two shallow vegetated infiltration basins. Combined, these proposed stormwater management features will attenuate peak flows for the prerequisite storm events as well as provide in excess of the minimum required storage, infiltration and water quality. The proposed

design will prevent pollution of and degradation to surface water and groundwater, minimize erosion and sedimentation, prevent changes in groundwater levels and limit the potential for flooding. As a result, there will be no increase of volume or rate of surface water runoff to neighboring properties and streets.

During construction, stormwater on the site will be controlled using approved erosion and sedimentation perimeter controls. Erosion and sedimentation controls on the site will utilize additional BMPs as set forth in NEPCo's Best Management Practices Manual for Massachusetts, including perimeter controls, a stabilized construction entrance, and stockpile stabilization. NEPCo intends to address construction-period impacts to the extent practicable using standard construction mitigation.

Town Planner comments for March 22, 2022 PB meeting:

I recommend that the Planning Board **grant waivers** for the following items as called for in the Site Plan Review checklist / Site Plan Regulations and the Ayer Zoning Bylaw (AZB):

- **Detailed Landscaping Plan:** The applicant is proposing to plant several arborvitae as screening along Westford Road. Given the utility nature of this application, I believe a waiver from the full landscaping requirements that would otherwise apply to Site Plans are not applicable in this case. Applicable section of the AZB: Section 9.2.
- **Off-Street Parking:** I believe a waiver from the requirement for a parking plan is warranted given the utility nature of this application. Applicable sections of the AZB: Sections 9.1.5, 9.1.10.
- **Lighting Plan:** The applicant is requesting a waiver from the requirement for a photometric lighting plan. I believe this is warranted. Applicable section of the AZB: Section 9.3.C.

Please see the supplemental sheet that shows the proposed arborvitae bushes proposed as visual screening along Westford Road.

Recommendations

- a. **Recommended Planning Board action:** I recommend that the Planning Board APPROVE the Site Plan for NEPCo at 65 Westford Road, **with Findings and Special Conditions** as described below, and conditionally approve the **Major Stormwater Permit** as well on March 22, 2022.
- b. **Recommended Planning Board Findings and Conditions:**

Findings:

The Town Planner recommends that the Planning Board make the following FINDINGS in relation to the Energy North proposal at '99 Fitchburg Road':

1. The Planning Board FINDS that the proposed Site Plan for NEPCO at 65 Westford Road meets the criteria for granting Site Plan approval as found in Ayer Zoning Bylaw section 3.5.4.

Special Conditions:

The Town Planner recommends the Planning Board consider the following **Special Conditions** for Site Plan approval:

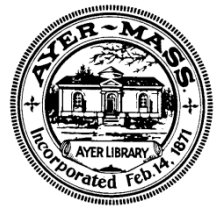
1. The applicant must obtain a satisfactory review of the proposed stormwater management plan from the Ayer DPW or otherwise reach agreement on a stormwater management plan prior to any construction commencing on the site.

Major Stormwater Permit:

1. Based upon satisfactory review by the Ayer DPW, **I recommend that the Planning Board APPROVE the permit for a major project under the Town of Ayer Stormwater Bylaw and Regulations.**
 2. The Operation & Maintenance Plan shall require the Stormwater Management System Owner to submit an annual report to the DPW in accordance with Section 2.10.D of the Ayer Stormwater Regulations.
 3. Prior to issuance of any building permits, the applicant shall submit a final plan set showing any revisions to the stormwater system, a stormwater easement, and any other changes not shown on the February 16 2022 plan set to the Planning Department.
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Town of Ayer

Office of the Planning Board



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

TO: Ayer Community Preservation Committee

FROM: Ayer Planning Board

RE: Letter of Support for Flannagan Pond Access Feasibility Study

DATE: March 22, 2022

The Ayer Planning Board fully supports the proposed Flannagan Pond Public Access Feasibility Study sponsored by the Ayer Community Preservation Committee.

We believe this project is greatly needed to provide accessible access to one of Ayer's most scenic Great Ponds. The project would provide environmentally sensitive access to the pond where none existed before, enhancing Nature-based recreation in Ayer and greatly enhancing Ayer's quality of life.

If you require any assistance from the Planning Board, please feel free to ask.

Sincerely,

The Ayer Planning Board

Geof Tillotson, Chair