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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

November 22, 2022

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

Open Session Meeting of the Ayer Planning Board

Agenda

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

6:15 PM

Call to Order

General Business

Approve Agenda

Covenant/Bond Releases

Site Plan Public Hearing, Randolph and Baldwin, 17 Bligh Street
1,792 sq.ft. addition to existing industrial building

Town Planner Update

Meeting Minutes – September 8 and 27, 2022

Planning Board work session: 2023 workplan on Zoning and Regulatory
amendments, special projects, etc.

Administrative Announcements

Old Business / New Business

Adjourn

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

November 2, 2022

Received

NOV 2 2022

Town of Ayer
Planning Board

Planning Board
Town Hall
Ayer, Massachusetts 01432

Reference: #17 Bligh Street
33-30
Ayer, Massachusetts
EDC Job No.: 3796

Dear Board Members:

On behalf of Randolph & Baldwin, owner and applicant of the above referenced property, we are herewith submitting a petition for Site Plan Review for the parcel of land located at #17 Bligh Street, Map 33 Parcel 30 located within the Ayer Light Industrial Zoning District as indicated on the attached Proposed Plot Plan dated October 6, 2022. The existing structure consists of approximately 16,816 SF. And is to remain substantially unchanged except for a minor building addition proposed at the northeast building corner that is to consist of 1,792 SF. And will attach at existing overhead door to house a robotic unit within the overall facility building envelope. This new building area will displace existing driveway limits and will not affect parking, egress or storm water conditions on the site. The building addition is well outside of zoning setbacks and is designed to complement the existing façade consisting of similar materials and coloration. Included with the Petition is the Proposed Plot (Site) Plan, Architectural Floor and Elevation Plans, along with the Site Plan Application and Ayer Assessors Abutters List.

Please review this petition in support of Randolph & Baldwin's request for Site Plan Approval as outlined above. We look forward to the opportunity to present this petition at your next available meeting date. Should you require any additional information, do not hesitate to contact us.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.

Peter Bemis

Peter S. Bemis

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

1. OWNER/PETITIONER: RANDOLPH + BALDWIN
Address 17 BLIGH ST. AYER MA
Telephone 978-277-1223
E-mail c.baldwin@randolphandbaldwin.com

2. AGENT FOR OWNER (if applicable): PETER BEMIS, EDC
Address 32 TURNPIKE RD. SOUTH BORO, MA
Telephone 508-380-9927
E-mail p.bemis@edema.com

3. PLAN INFORMATION:

Plan Title: PROPOSED PLOT PLAN
Revision Date: 10-6-22
Prepared By: ENGINEERING DESIGN CONSULTANTS INC
Address: 32 TURNPIKE RD. SOUTH BORO,
Phone Number: 508 380 9927

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.

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: Thursday, November 17 for the Tuesday, November 22 Planning Board meeting

Site Location / Zoning District(s): 17 Bligh Street / Light Industrial

Assessor's Map and Parcel Numbers: Map 33, Parcel 30

Tract or Parcel Size Undergoing Development: 396,913 sq.ft. or 9.11 acres

Type of Application: Site Plan

Other Permits needed: Building Permit

Applicant: Randolph and Baldwin, Inc. **Landowner if different from Applicant:** ---

Engineer or Surveyor: Engineering Design Consultants, Inc.

I. Project Description and Interdepartmental Review

- a. Location Description and Surrounding Neighborhood (inc. Locus Map from Assessor's Maps and Google Earth)



a. Project Proposal:

Dear Board Members:

On behalf of Randolph & Baldwin, owner and applicant of the above referenced property, we are herewith submitting a petition for Site Plan Review for the parcel of land located at #17 Bligh Street, Map 33 Parcel 30 located within the Ayer Light Industrial Zoning District as indicated on the attached Proposed Plot Plan dated October 6, 2022. The existing structure consists of approximately 16,816 SF. And is to remain substantially unchanged except for a minor building addition proposed at the northeast building corner that is to consist of 1,792 SF. And will attach at existing overhead door to house a robotic unit within the overall facility building envelope. This new building area will displace existing driveway limits and will not affect parking, egress or storm water conditions on the site. The building addition is well outside of zoning setbacks and is designed to complement the existing façade consisting of similar materials and coloration. Included with the Petition is the Proposed Plot (Site) Plan, Architectural Floor and Elevation Plans, along with the Site Plan Application and Ayer Assessors Abutters List.

Please review this petition in support of Randolph & Baldwin's request for Site Plan Approval as outlined above. We look forward to the opportunity to present this petition at your next available meeting date. Should you require any additional information, do not hesitate to contact us.

Planner's Comments: The purpose of this Site Plan application is a proposed building addition of 1,792 sq.ft. to the existing 16,816 sq.ft. structure on the site. The proposed addition will be placed on top of existing paved parking area and will therefore not increase impervious surfaces on the site. The location of the proposed addition is between the existing building and Bligh Street, therefore no impacts to wetland buffer areas or floodplain areas are involved. The addition is well away from all zoning setbacks. If our Site Plan Regulations had provisions for 'Minor Site Plan Review', this would certainly qualify in my opinion. I recommend approval of the application on November 22.

Waiver Requests: The addition is below the threshold for a stormwater permit. All of the other Site Plan checklist items are **not applicable** ('no change') for such a minor addition.

b. Interdepartmental Comments:

Board of Health: "No issues as long as the property is served by town sewer and water."

Assessor's: "Approved"

Town Clerk: "No issues with the Town Clerk's office "

Fire Dept.: "No Fire Dept. issues "

Police Dept.: "No comments at this time "

Building Commissioner: "Approved"

Conservation Commission: "Project is outside of the 100-foot wetland buffer."

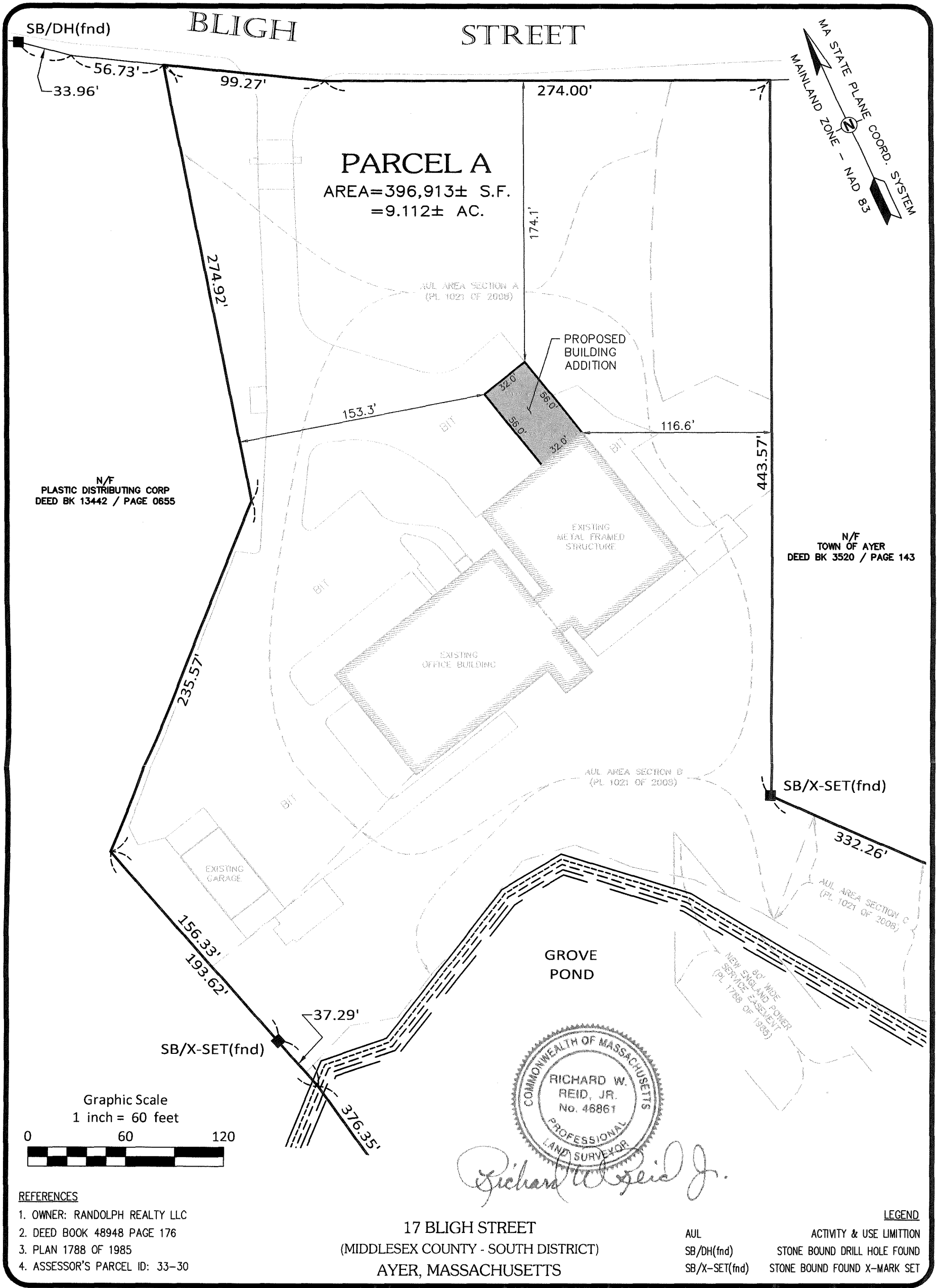
Ayer DPW: *Comments not received as of November 17.*

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

- a. Zoning District(s): Light Industrial
- b. Plan Completeness: I believe the submitted Site Plan application is complete and ready for Acceptance by the Planning Board.
- c. Needed Reviews, Approvals and Permits: Building Permit

Recommendations

- a. Recommendations for Upcoming Meeting: I first recommend that the Planning Board **ACCEPT** the application package for the Site Plan for an addition at 17 Bligh Street and then open the Public Hearing.
- b. Recommended Planning Board Findings: I recommend that the Planning Board **FIND** that the Site Plan for an addition at 17 Bligh Street meets the Site Plan approval criteria found in Section 3.5.4 of the Ayer Zoning Bylaw.
- c. Recommended Planning Board action: If the Board is ready at the November 22, 2022 meeting, I recommend that the Planning Board **APPROVE** the Site Plan for an addition at 17 Bligh Street, with the following Conditions:
- d. Recommended Planning Board Conditions: In addition to the applicable General Conditions of Approval, I recommend the following **Special Conditions**:
 - I cannot think of any Special Conditions for this addition.



PREPARED FOR:

Randolph and Baldwin Inc.
 17 Bligh Street
 Ayer, Massachusetts 01432

TITLE:

PROPOSED PLOT PLAN

PREPARED BY:

EDC Engineering Design Consultants, Inc.
 32 Turnpike Road
 Southborough, Massachusetts
 (508) 480-0225

DATE:

OCTOBER 6, 2022

1 OF 1

EDC PROJECT NUMBER

3796