

RECEIVED
APR 15 2020

TOWN OF AYER
TOWN CLERK

2:30pm
Shawn Copeland

Town of Ayer
Zoning Board of Appeals
Ayer Town Hall
1 Main Street
Ayer, MA 01432



Wednesday April 22, 2020
Open Session Meeting Agenda

Due to the ongoing COVID-19 Pandemic, Governor Baker issued an Emergency Order Temporarily Suspending Certain Provisions of the Open Meeting Law. 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 broadcast live on Channel 8, live streamed on www.ayerpublicaccess.org and on Zoom. The public may participate remotely by following the call-in information on the bottom of the live broadcast screen or at the bottom of this agenda.

6:00 PM **Call to Order**

Approval of Agenda

Public Hearing - Application for Special Permit – Cowfield Station, LLC
14 Washington Street (Refiled 2/12/20)

Approval of Meeting Minutes
February 19, 2020

Adjournment

Join Zoom Meeting: <https://zoom.us/j/94625787859>

Meeting ID: 946 2578 7859

One tap mobile: +19292056099,,94625787859# US (New York)
 +13126266799,,94625787859# US (Chicago)

Dial by your location:
+1 929 205 6099 US (New York) +1 312 626 6799 US (Chicago)
+1 301 715 8592 US +1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose) +1 253 215 8782 US

Meeting ID: 946 2578 7859

Find your local number: <https://zoom.us/u/aRqL26ItI>

The next regularly scheduled ZBA Meeting is May 20, 2020 at 6:00 PM

RECEIVED
APR 06 2020

TOWN OF AYER
TOWN CLERK

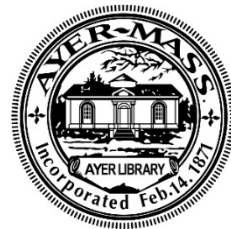
2:30pm
Shawn Copeland

**Town of Ayer
Zoning Board of Appeals
Public Hearing Notice**



The Ayer ZBA will conduct a public hearing at 6:00 PM on Wednesday April 22, 2020 at the Ayer Town Hall located at 1 Main Street Ayer, MA 01432 regarding the application by Cowfield Station, LLC. for property located at 14 Washington Street Ayer, MA. Applicant is seeking a special permit pursuant to Ayer Zoning Bylaw (2019, as amended) Section 5.2. (Appendix A) 1.5 and Section 7.3 to allow for the conversion from a non-residential use to a multi-family residential use.

Advertised April 7, 2020 and April 14, 2020, *The Lowell Sun*



**Town of Ayer
ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING**

Name of Applicant: Cowfield Station, LLC
(Full Name)
39 Main Street #204
(Address)
978-772-1300
(Phone Number)
calvinm@needtogohunting.com
(Email Address)

Applicant is: ☒ Owner ☐ Tenant ☐ Licensee ☐ Prospective Buyer*
**If you are a tenant, licensee or prospective buyer please include a letter from the property owner acknowledging the application with the Zoning Board of Appeals.*

The name and address of each holder or legal title to the land which is the subject of this petition (list as it appears on the Deed):

COWFIELD STATION, LLC; 39 MAIN ST #204 AYER, MA 01432

Location of Property:

14 WASHINGTON STREET AYER, MA 01432

Assessor's Map 26 **Parcel** 184 **Land Size** 0.277 AC

Zoning District: A-1 A-2 GR GB DB LI I MUT HCS
Circle One

Registry of Deeds Book 70973 **Page** 452

Aquifer Protection Overlay District (circle one) Zone I Zone II N/A

The undersigned hereby petitions the Town of Ayer Zoning Board of Appeals to vary the terms of the Zoning Bylaws for the following purpose:

_____ A VARIANCE from the requirements of the Town of Ayer Zoning Bylaws

_____ A SPECIAL PERMIT for a specific use which is subject the approval of the Zoning Board of Appeals

 X A SPECIAL PERMIT to expand, alter, or change a non-conforming use or structure.

_____ ADMINISTRATIVE APPEAL (i.e. Building Inspector Decision)

Did you request a building permit from the Town of Ayer Building Inspector? NO

If yes, were you denied a permit by the Town of Ayer Building Inspector? _____

If you were denied a permit, please attach a copy of the decision from Building Commissioner's Office.

State briefly the reasons for application and include the appropriate citation(s) from the Ayer Zoning Bylaw, March 19, 2018 Version:

(See Attached Narrative).

Date: 2/11/2020

Signed by K. Burchard (GPR AS AGENT)
(Petitioner)

 978-772-1590

(Daytime Phone Number)

 kburchard@gpr-inc.com
(Email)



February 10, 2020

Town of Ayer Zoning Board of Appeals (ZBA)
1 Main Street
Ayer, MA 01432

**Subject: 14 Washington Street
Request for Special Permit
Change of Use from Non-Residential to Multi-Family in DB District**

Dear Board Members:

On behalf of our client, Cowfield Station LLC, GPR hereby submits the attached ZBA “Application for a Hearing” for the project site at 14 Washington Street, the location of the structure that previously housed the Ayer Central Fire Station. The existing structure is in the Downtown Business District.

The Applicant proposes to convert the former Ayer Central Fire Station into a multi-family dwelling. Such change of use requires a Board of Appeals Special Permit according to Ayer Zoning Bylaw Section 5.2, Appendix A, Class of Use 1.5. This Special Permit is requested under the provisions of **Ayer Zoning Bylaw Section 7.3 Special Permit for Other Uses and Structures** to allow the conversion from a non-residential use to a multi-family residential use.

The criteria for granting special permits are listed in Ayer Zoning Bylaw Section 3.4. The short narratives below describe how the proposed change of use yields no adverse effects on the six (6) criteria listed in Section 3.4.B. for the granting of special permits:

1. Social, economic, or community needs which are served by the proposal:
The proposed multi-family dwelling will increase the residential marketability of downtown Ayer and enhance the downtown area by expanding a local social presence. It will provide newly renovated housing units with direct pedestrian access to the restaurants, services, rail trail, and parks within the downtown area. It will also be attractive to working professionals utilizing the MBTA commuter rail. All of which will be a benefit to the local economy.

Goldsmith, Prest & Ringwall, Inc.

2. Traffic flow and safety, including parking and loading:

The proposed paving adjustments will make parking access smooth and safe onto and off of Washington Street. A separate special permit is being requested from the Planning Board to allow for two (2) of the nine (9) required parking spaces to be off-site in order to meet the parking requirement for the intended multi-family use. A waiver of a Traffic Impact Statement is also being requested of the Planning Board for the reason that traffic for these six (6) 1-bedroom units would be insignificant to projected background growth for this downtown area.

3. Adequacy of utilities and other public services:

Existing utility service connections to the building for water, sewer, natural gas, electric power and telecommunications shall remain and be used for servicing the proposed residential renovation unless architectural loading calculations require upgrades to comply with building permit requirements.

4. Neighborhood character and social structures:

The historic appearance of the old Ayer Central Fire Station brick will be substantially restored when the existing garage addition is removed as part of the project, then echoing more the other nearby brick buildings in the downtown area. The two garage bay doors on the original façade that face Washington Street will be permanently sealed with no pedestrian access at those points, but pedestrian access and circulation will be enhanced for the new residents, as well as for passers-by walking along the re-paved walk across the project's frontage on the west side of Washington Street. The renovation will fit well with the character of this part of downtown with its brick façade, and will add to the existing residential component in Ayer's downtown area.

5. Impacts on the natural environment:

There is no direct drainage to any environmentally sensitive areas. No new sources of pollution will accompany the renovation. The new site layout will result in 1,350 SF of additional pervious area and increase overall open space, yielding a net improvement to the natural environment.

6. Potential fiscal impact, including impact on town services, tax base, and employment:

The 1-bedroom size of the units makes it unlikely that families will move in, and therefore should not increase school attendance. The Town water and sewer services will see nominal increase of approximately 660 gallons per day total for each service for the six (6) 1-bedroom units. Similarly, use of Ayer roadways from these six (6) 1-bedroom units will not be a significant addition to wear and tear on the Town's roadways. Since the units will be rentals, rental terms will vary, but tax collection will increase overall. The change in use will not directly affect employment, but it is reasonable to ascribe an increase in dwelling units with an indirect increase in employment, whether in Ayer, via stops on the commuter rail, or elsewhere.

On behalf of our client, we respectfully request special permit approval to alter the previously non-residential use of the old Ayer Central Fire Station by converting the building into a multi-family dwelling. Approval of this renovation will enhance the surrounding downtown Ayer areas, and add six (6) housing units for the residents of Ayer.

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

Sincerely,
Goldsmith, Prest & Ringwall, Inc.

A handwritten signature in black ink, appearing to read 'Kyle Burchard', with a long horizontal flourish extending to the right.

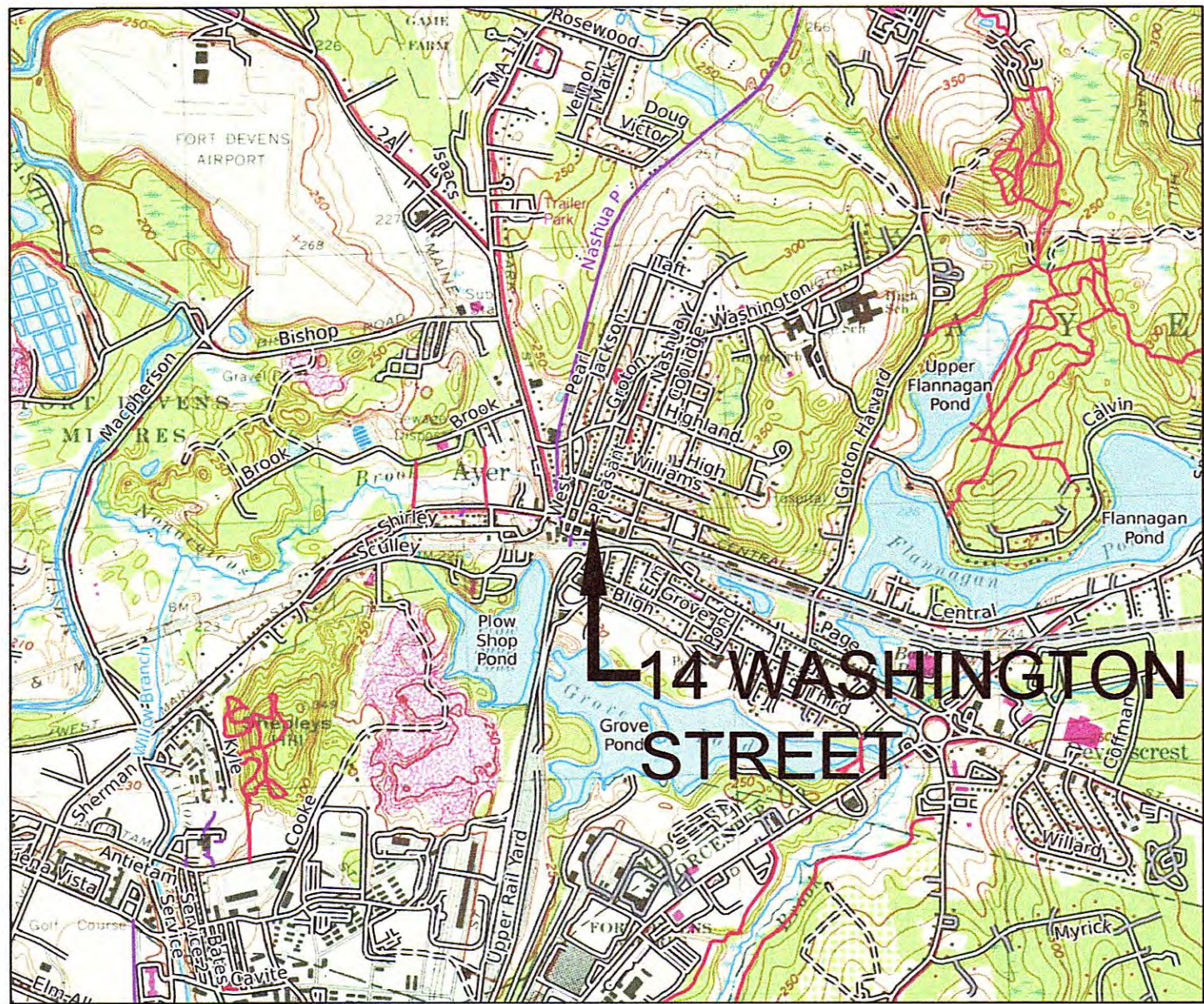
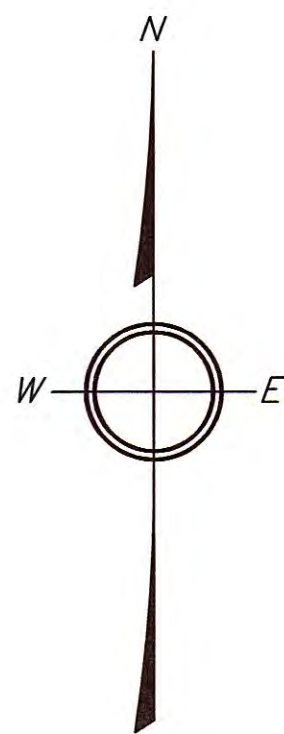
Kyle Burchard, P.E.
Project Manager

Copy to: client
 201001

RESIDENTIAL DEVELOPMENT

14 WASHINGTON STREET

AYER, MA



VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

LOT AREA: 0.3± AC. (9,870 SF)
WATER SUPPLY: MUNICIPAL
APPROXIMATE WATER USE: 660 GPD
SEWAGE DISPOSAL: MUNICIPAL
APPROXIMATE SEWAGE FLOW: 660 GPD
ZONING DISTRICT: DOWNTOWN BUSINESS
OVERLAY DISTRICT: NONE

GENERAL NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- BURIED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE COMPANY SPECIFICATIONS.
- CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL LAND SURVEYOR. LOCATIONS OF EXISTING FEATURES OR PROPOSED IMPROVEMENTS DERIVED BY SCALING DRAWINGS MAY NOT BE ACCURATE. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE. SEE PLAN REFERENCE HEREON.
- SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING UTILITY OR STRUCTURE DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED UTILITY OR STRUCTURE SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL NOTIFY ENGINEER UPON COMMENCEMENT OF CONSTRUCTION IN ORDER TO ENSURE THAT REQUIRED INSPECTIONS ARE PERFORMED IN A TIMELY AND EFFICIENT MANNER.
- CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY IMPACT SITE CONSTRUCTION.
- FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EROSION CONTROL MEASURES, SUCH AS SILT FENCE OR HAY BALES AS MAY BE SHOWN HEREON, SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
- WHERE THE WORD "INSTALL" IS USED HEREIN, IT IS INTENDED TO DIRECT CONTRACTOR TO "FURNISH, INSTALL, AND PLACE IN OPERATION" THE COMPONENT REFERRED TO.
- LIMITS OF WORK SHALL BE STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL STORM DRAIN PIPE TO BE SMOOTH INTERIOR HDPE PIPE, 2.0 PSI GASKETED JOINT, UNLESS OTHERWISE NOTED.
- WHERE SHOWN, CONSTRUCTION NOTES ARE INTENDED TO SUMMARIZE AND CLARIFY MAJOR ITEMS OF WORK. THESE NOTES SHOULD NOT BE CONSTRUED AS AN EXHAUSTIVE LISTING OF ALL WORK REQUIRED. CONTRACTOR SHOULD CONTACT ENGINEER WHEN FURTHER CLARIFICATION OF DEPICTED WORK IS DESIRED.
- CONSTRUCTION OF FIRE AND DOMESTIC WATER SUPPLY IMPROVEMENTS SHALL CONFORM TO CITY OF AYER REQUIREMENTS.
- WHERE DIMENSIONS INVOLVE CURB, DIMENSIONS ARE TO FACE OF CURB. WHERE SLOPED GRANITE CURB OR CAPE COD BERM SPECIFIED, FACE OF CURB IS EDGE OF FINISH PAVEMENT AT TOE OF CURB.
- NO DEBRIS, JUNK, RUBBISH OR OTHER NON-BIODEGRADABLE MATERIALS, FILL CONTAINING HAZARDOUS MATERIALS OR WASTES, OR STUMPS SHALL BE BURIED ON ANY LAND ON THIS SITE, OR LEFT ON ANY LOT OR ON THE STREET RIGHT OF WAY.

REGULATORY NOTES

- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 888.344.7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE TWENTY-FOUR (24)-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
- GENERAL COMPLIANCE WITH 28 CFR PART 36 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 521 CMR PART C, EXTERIOR OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS IS INTENDED. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION AND SHALL NOTIFY THE OWNER OF ANY NON-COMPLIANCE ISSUES AS SOON AS DISCOVERED.

ZONING

Parameter	Section [1]	Requirement	Remarks
Zoning District	4.0	DB	DOWNTOWN BUSINESS
Overlay Districts			None
District	4.0	DB	DOWNTOWN BUSINESS
Proposed Use	5.2 (APPENDIX A)	SPZ	CONVERSION OF A NON-RESIDENTIAL, MIXED-USE BUILDING TO A MULTI-FAMILY DWELLING IS ALLOWED BY SPECIAL PERMIT BY ZONING BOARD [1]
Lot Area	6.2	10,000 SF	FOR RESIDENTIAL USE
Frontage	6.2	none	
Yard	6.2		
	Front	none	
	Side	none	
	Rear	none	
Max. Lot Coverage	6.2		
	Buildings	N/A	
Floor Area Ratio (FAR)		3.0	
Open space		5.0%	28.0%
Building Height	6.2	40 FT	
Stories		3	
Parking	9.0		One Space / Studio Unit 9' X 18' parking space

NOTES:

[1] Reference to section of Zoning Bylaw, where applicable.

ABBREVIATIONS:

SF=square feet; FT=feet; GFA=gross floor area; GPD=gallons per day; AC=acres; A=Aquifer Overlay District; WFR=Water Resource Overlay District; ZBA=Zoning Board of Appeals.

BUILDING AREA & USE

	BUILDING AREA (ACRES)	BUILDING AREA (SQUARE FEET)	USE
EXISTING CONDITION			
Building Footprint	0.14	6,324	MIXED-USE
PROPOSED CONDITION			
Building Footprint	0.13	5,450	MULTI-FAMILY

PARKING COMPUTATIONS

USE[1]	FORMULA	VARIABLE	REQUIRED SPACES	PROPOSED ONSITE SPACES	BY SPECIAL PERMIT REQUEST OFF SITE
MULTI-FAMILY	1.5 space per UNIT	6 UNITS	9	7	2

NOTES:

- See Zoning Bylaw section 5.2 APPENDIX A
- Includes (1) handicap accessible space.

COVERAGE COMPUTATIONS

PARAMETER	AREA (ACRES)	AREA (SQUARE FEET)	FRACTION OF TOTAL LOT AREA (%)
EXISTING CONDITION			
Lot Area	0.3	9,870	100%
Building Footprint	0.14	6,324	64%
Pavement, Walk, and Misc. Impervious Area	0.06	2,546	26%
Total Impervious Coverage	0.2	8,870	90%
DEVELOPED CONDITION			
Lot Area	0.3	9,870	100%
Building Footprint	0.13	5,450	55%
Pavement, Walk, and Misc. Impervious Area	0.05	2,061	20%
Total Impervious Coverage	0.17	7,520	75%
NET CHANGE in Total Impervious Coverage	-0.03	-1,350	-15%

SHEET INDEX

C1.0 TITLE SHEET

C1.1 SITE PLAN

C1.2 EROSION CONTROLS & SITE DETAILS

PLAN REFERENCES

- "LAND IN AYER, MASS." SURVEYED FOR CALVIN MOORE BY DAVID E. ROSS ASSOCIATES, INC. DATED JULY 1998. PLAN NO. L-4959, JOB NO. 11469 MIDDLESEX DISTRICT REGISTRY OF DEEDS SOUTH PLAN BOOK 28991 PAGE 549.
- "FLOOR PLAN AND ROOF PLAN - AYER FIRE HOUSE." PREPARED FOR CALVIN MOORE BY STAPLES ARCHITECTS ENGINEERS, INC DATED FEBRUARY 19, 2019. DRAWING A1 JOB NO. 1901

ASSESSORS REFERENCE

ASSESSORS PARCEL ID: 28-184, 0.3± ACRES
OWNER PER ASSESSOR RECORD:
COWFIELD STATION, LLC
39 MAIN STREET SUITE 204
AYER, MA 01432

EXISTING CONDITIONS

- EXISTING CONDITION INFORMATION BASED ON AN ON-THE-GROUND TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY GOLDSMITH, PREST & RINGWALL, INC. DURING JANUARY 2020.

APPROVED BY THE
AYER PLANNING BOARD

CHAIR

APPLICATION FILED

HEARING DATE

PLAN APPROVED

DRAWING ISSUED FOR:

- ☐ CONCEPT ☐ CONSTRUCTION
- ☒ PERMIT ☐ CONSTRUCTION RECORD

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

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

NO.	DATE	BY	APP.	REVISION DESCRIPTION

GPR

Engineering Solutions
for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.

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

RESIDENTIAL DEVELOPMENT
SITE PLAN REVIEW APPLICATION

TITLE SHEET

14 WASHINGTON ST
AYER, MA

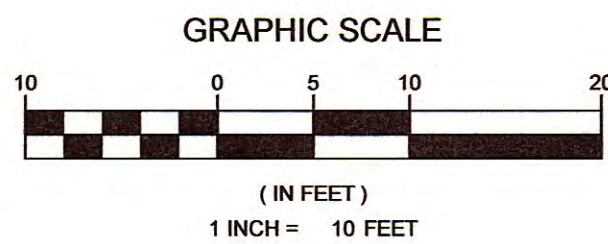
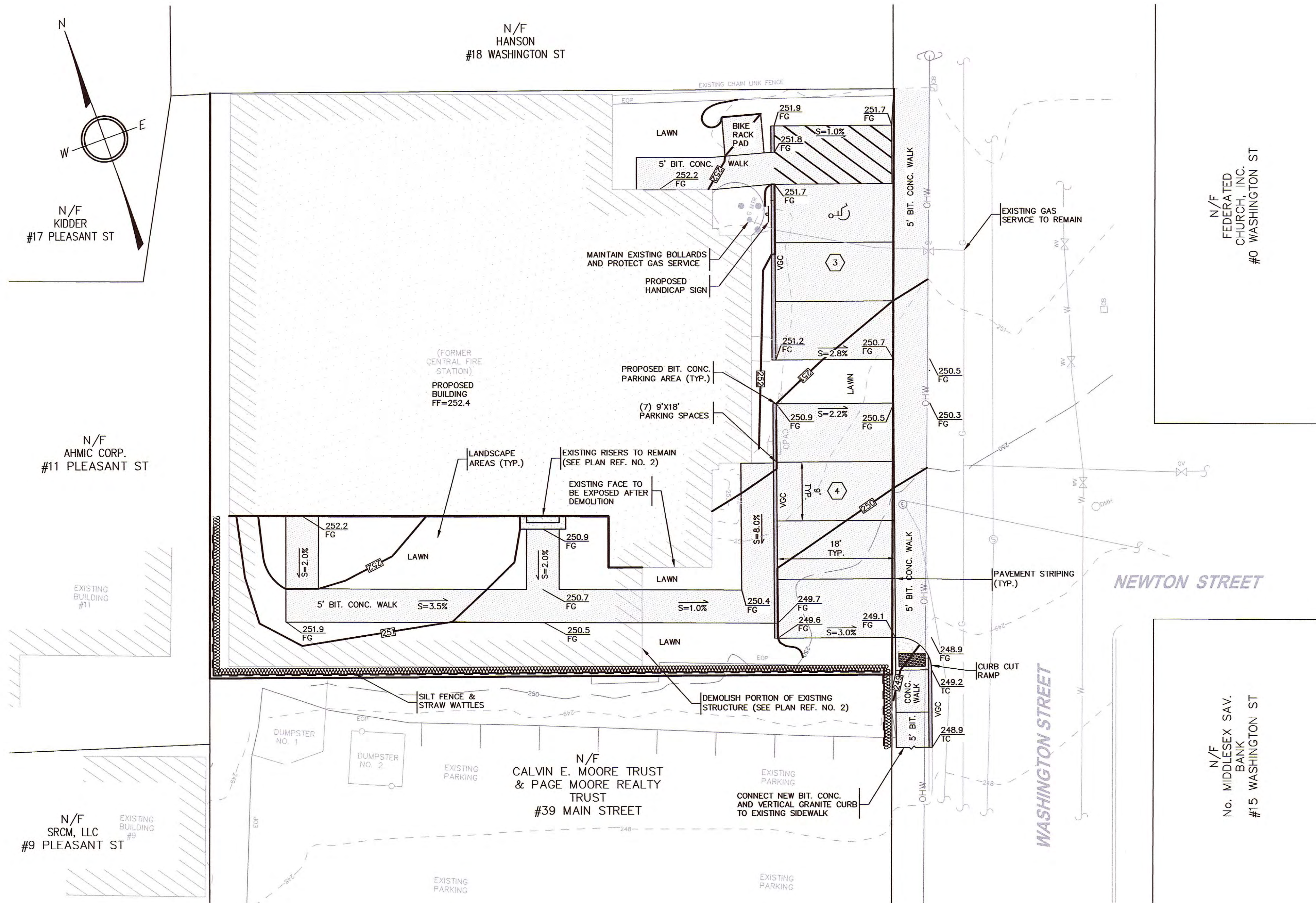
PREPARED FOR:
COWFIELD STATION, LLC
39 MAIN ST. SUITE 204
AYER, MA 01432

DES. BY: MPB
CHK. BY: KFB

DATE: FEBRUARY 2020

JOB 201001

C1.0



SITE NOTE

- EXISTING WATER, SEWER, GAS & ELECTRIC SERVICES ARE PROPOSED TO REMAIN AND CONTINUE TO BE USED. ANY UPGRADES OR MODIFICATIONS DEEMED NECESSARY BY TOWN AGENCIES SHALL BE DONE IN ACCORDANCE WITH INDIVIDUAL UTILITY OWNER REQUIREMENTS.

LEGEND

EXISTING		PROPOSED
---	ELEVATION CONTOUR	---
---	SPOT GRADE	---
---	PROPERTY LINE	---
---	WETLAND DELINEATION	---
---	WETLAND BUFFER ZONE	---
---	SHORELINE	---
---	100-YEAR FLOODPLAIN LIMIT	---
---	TREE LINE / EDGE OF VEGETATION	---
---	EDGE OF PAVEMENT	---
---	CAPE COD BERM CURBING	---
---	GRANITE CURBING	---
---	GRAVEL/DIRT ROAD	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	WATER MAIN	---
---	WATER SERVICE	---
---	FIRE SERVICE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	FORCE MAIN	---
---	GRAVITY SEWER LINE	---
---	SEWER MANHOLE	---
---	GAS LINE	---
---	GAS SERVICE	---
---	GAS VALVE	---
---	BURIED POWER LINE	---
---	OVERHEAD POWER LINE	---
---	UTILITY POLE	---
---	GUY WIRE	---
---	ELECTRIC BOX	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	ROOF DRAIN	---
---	FOUNDATION DRAIN	---
---	CATCH BASIN	---
---	DRAIN MANHOLE	---
---	SILT FENCE BARRIER	---
---	DEEP SOIL OBSERVATION HOLE	---
---	SITE LUMINAIRE	---
---	SIGN	---
---	SURFACE RUNOFF DIRECTION	---
---	STONE BOUND	---
---	DRILL HOLE	---
---	IRON ROD	---

ABBREVIATIONS

EL	ELEVATION	G MTR	GAS METER
INV	INVERT	FG	FINISH GRADE
SF	SQUARE FEET	GV	GAS VALVE
AC	ACRES	N/F	NOW OR FORMERLY
FT	FEET	CB	CATCH BASIN
R	RADIUS	WV	WATER VALVE
DIA	DIAMETER	TC	TOP OF CURB
BIT	BITUMINOUS	BW	BOTTOM OF WALL
CONC	CONCRETE	FG	FINISH GRADE
L	LENGTH	VGC	VERTICAL GRANITE CURB
S	SLOPE	FF	FINISH FLOOR

ELEVATION DATUM

DATUM: NAVD88

B.M. NO.1

DRAWING ISSUED FOR:

- | | |
|--|--|
| <input type="checkbox"/> CONCEPT | <input type="checkbox"/> CONSTRUCTION |
| <input checked="" type="checkbox"/> PERMIT | <input type="checkbox"/> CONSTRUCTION RECORD |

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

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

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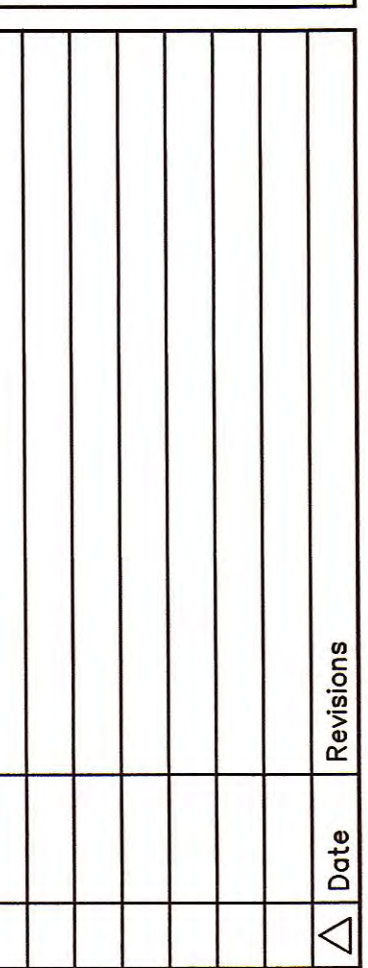
RESIDENTIAL DEVELOPMENT SITE PLAN REVIEW APPLICATION

SITE PLAN

14 WASHINGTON STREET
AYER, MA

PREPARED FOR:
COWFIELD STATION LLC
39 MAIN ST SUITE 204
AYER, MA 01432

DES. BY: MPB	DATE: FEBRUARY 2020	JOB 201001	C1.1
CHK. BY: NMP			



FLOOR PLAN & ROOF PLAN
AYER FIRE HOUSE
14 WASHINGTON STREET
AYER, MA 01432

Scale:	AS NOTED
Date:	2/19/2019
Drawn By:	MBS
Checked By:	—
Job Number:	1901

Drawing:

A1



Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review

<input checked="checked" type="checkbox"/>	BOS/Town Manager	Review Deadline Date	<u>Monday March 9, 2020</u>
<input type="checkbox"/>	Board of Health		
<input type="checkbox"/>	Department of Public Works	Public Hearing Date	<u>Wednesday March 18, 2020</u>
<input type="checkbox"/>	Police Department		
<input type="checkbox"/>	Fire Department		
<input type="checkbox"/>	Building Inspector/Zoning Enforcement Officer		
<input type="checkbox"/>	Conservation Committee		
<input type="checkbox"/>	Treasurer/Tax Collector		
<input type="checkbox"/>	Town Clerk		
<input type="checkbox"/>	Assessor's Office		
<input type="checkbox"/>	Economic & Community Development		
<input type="checkbox"/>	Town Planner		

☐ Variance ☒ Special Permit ☐ Finding/Appeal
Description Applicant is seeking a special permit pursuant to Ayer Zoning Bylaw (2019, as amended) Section 5.2. (Appendix A) 1.5 and Section 7.3 to allow for the conversion from a non-residential use to a multi-family residential use.

Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments:

No issues regarding BOH regulations

Signed Bridgetta Mahy Title Health Agent
Date March 2, 2020



Town of Ayer
Zoning Board of Appeals
Transmittal Form - Department Head Review

 BOS/Town Manager
 Board of Health
 X Department of Public Works
 Police Department
 Fire Department
 Building Inspector/Zoning Enforcement Officer
 Conservation Committee
 Treasurer/Tax Collector
 Town Clerk
 Assessor's Office
 Economic & Community Development
 Town Planner

Review Deadline Date Monday March 9, 2020
Public Hearing Date Wednesday March 18, 2020

 Variance X Special Permit Finding/Appeal
Applicant is seeking a special permit pursuant to Ayer Zoning Bylaw (2019, as amended) Section 5.2. (Appendix A) 1.5 and Section 7.3 to allow for the conversion from a non-residential use to a
Description multi-family residential use.

Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments:

*DPW has no issues with Change of Use.
Other issues will be addressed in site plan review*

Signed

[Signature]

Title

Supt of Public Works

Date

4-6-2020

Town of Ayer
Zoning Board of Appeals

Transmittal Form – Department Head Review



____ BOS/Town Manager
____ Board of Health
X Department of Public Works
____ Police Department
____ Fire Department
____ Building Inspector/Zoning Enforcement Officer
____ Conservation Committee
____ Treasurer/Tax Collector
____ Town Clerk
____ Assessor's Office
____ Economic & Community Development
____ Town Planner

Review Deadline Date Monday March 9, 2020

Public Hearing Date Wednesday March 18, 2020

____ Variance X Special Permit ____ Finding/Appeal
Applicant is seeking a special permit pursuant to Ayer Zoning Bylaw (2019, as amended) Section 5.2. (Appendix A) 1.5 and Section 7.3 to allow for the conversion from a non-residential use to a multi-family residential use.
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Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments: None

Signed

Title

Chief of Police

Date

2/14/2020



Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review

_____	BOS/Town Manager	Review Deadline Date <u>Monday March 9, 2020</u>
_____	Board of Health	
_____	Department of Public Works	Public Hearing Date <u>Wednesday March 18, 2020</u>
_____	Police Department	
<u>X</u>	Fire Department	
_____	Building Inspector/Zoning Enforcement Officer	
_____	Conservation Committee	
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_____	Town Clerk	
_____	Assessor's Office	
_____	Economic & Community Development	
_____	Town Planner	

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Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments: No issues

Signed  Title Fire Chief

Date 2-20-2020



Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review

_____	BOS/Town Manager	Review Deadline Date	<u>Monday March 9, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>Wednesday March 18, 2020</u>
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_____	Fire Department		
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_____	Town Planner		

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Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments: Approve

Signed [Signature] Title Building/zoning

Date 3/15/2020

From: Ayer Conservation Commission <concom@ayer.ma.us>
Sent: Tuesday, April 14, 2020 1:19 PM
To: Carly Antonellis <cantonellis@ayer.ma.us>
Cc: Robert Pontbriand <ta@ayer.ma.us>
Subject: Re: ZBA Review Sheets - 14 Washington Street

Hi Carly-

I'm sorry that this slipped my mind - I think because Conservation has no issue with the Fire Station conversion project. Do you want me to come in to complete the review form? I would be glad to do so.

Jo-Anne

Jo-Anne Crystoff
Conservation Administrator
Town of Ayer
1 Main Street
Ayer, MA. 01432
(978) 772-8249
concom@ayer.ma.us

Sent from Ayer Conservation Commission iPad



Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review

_____ BOS/Town Manager
_____ Board of Health
_____ Department of Public Works
_____ Police Department
_____ Fire Department
_____ Building Inspector/Zoning Enforcement Officer
_____ Conservation Committee
X _____ Treasurer/Tax Collector
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_____ Town Planner

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Description _____

Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments:

Taxes are current

Signed

Barbara Tierney

Title

Treas/Tax Collector

Date

02/12/2020



Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review

_____	BOS/Town Manager	Review Deadline Date	<u>Monday March 9, 2020</u>
_____	Board of Health		
_____	Department of Public Works	Public Hearing Date	<u>Wednesday March 18, 2020</u>
_____	Police Department		
_____	Fire Department		
_____	Building Inspector/Zoning Enforcement Officer		
_____	Conservation Committee		
_____	Treasurer/Tax Collector		
<u>X</u>	Town Clerk	<i>plans on file w/ your office</i>	
_____	Assessor's Office		
_____	Economic & Community Development		
_____	Town Planner		

RECEIVED
FEB 18 2020

TOWN OF AYER
TOWN CLERK

_____ Variance X Special Permit _____ Finding/Appeal
Applicant is seeking a special permit pursuant to Ayer Zoning Bylaw (2019, as amended) Section 5.2. (Appendix A) 1.5 and Section 7.3 to allow for the conversion from a non-residential use to a multi-family residential use.

Description _____

Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments: 0 issues

Signed *Amor E. Copeland* Title *Town Clerk*
Date *2/18/2020*



Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review

____ BOS/Town Manager
____ Board of Health
____ Department of Public Works
____ Police Department
____ Fire Department
____ Building Inspector/Zoning Enforcement Officer
____ Conservation Committee
____ Treasurer/Tax Collector
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X Assessor's Office
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Review Deadline Date Monday March 9, 2020
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Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments:

Signed

Thomas H. Jr.

Title

Assessing Administrator

Date

2/18/20



Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review

_____	BOS/Town Manager	Review Deadline Date	<u>Monday March 9, 2020</u>
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<u>X</u> _____	Economic & Community Development		
_____	Town Planner		

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Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments: STRONGLY RECOMMEND APPROVAL -

Signed  Title DM. Acedo

Date 2/18/2020



Town of Ayer
Zoning Board of Appeals
Transmittal Form – Department Head Review

_____	BOS/Town Manager	Review Deadline Date	<u>Monday March 9, 2020</u>
_____	Board of Health		
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_____	Town Clerk		
_____	Assessor's Office		
_____	Economic & Community Development		
<u>X</u>	Town Planner		

_____ Variance X Special Permit _____ Finding/Appeal
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Description _____

Submitted by Cowfield Station, LLC. Date Feb. 12, 2020

Address 14 Washington St. Former Fire Station Telephone Kyle Burchard, GPR 978-772-1590

This plan is submitted for your review, comments, and recommendations. Please return to the Town Manager's Office by the Review Deadline Date so that the Zoning Board can consider your recommendation.

Comments: I approve of this special permit request.
The application is also undergoing Site Plan review.

Signed

Title

Town Planner

Date

2-14-2020

Town of Ayer
Zoning Board of Appeals
Ayer Town Hall
1 Main Street
Ayer, MA 01432



Recorded by APAC

Wednesday February 19, 2020
Open Session Meeting Minutes

Present: Samuel A. Goodwin, Jr., Chair; Michael Gibbons, Vice-Chair; Ron Defilippo, Clerk; John Ellis, Jess Gugino

Also Present: Carly M. Antonellis, Assistant Town Manager

Call to Order: S. Goodwin called the meeting to order at 6:14 PM.

Approval of Agenda:

Motion: A motion was made by M. Gibbons and seconded by J. Gugino to approve the agenda. **Motion passed 5-0.**

Public Hearing - Application for Variance – Northeast Material Handling, Inc. - 1 Bligh Street (Refiled

1/14/20): S. Goodwin opened the public hearing at 6:15 PM by reading the public hearing notice as advertised in *The Nashoba Valley Voice* on January 24, 2020 and January 31, 2020. The applicant is seeking a variance to Ayer Zoning Bylaw (2018, as amended October 22, 2018) to allow for the use of the premises for destruction and decommissioning of electronics and universal waste (recycling). Mr. James O'Boyle, President and Ms. Francine Soucy, Office Manager were in attendance.

Mr. O'Boyle said that the company is an aggregator of electronic material and furniture, where his company collects material from other companies/sources, which is then processed/stripped in Ayer and then sent to various vendors as refuse.

S. Goodwin asked what the benefits of allowing the company to continue the use were? Ms. Soucy stated that the company works with larger companies such as the MBTA and helps them clean their sites/facilities, making note of the maintenance away station in downtown Ayer. She stated that the company holds recycle events and provides their customers an avenue to recycle waste cheaply. Mr. O'Boyle stated that when the company first began in Lowell, it created about 32 jobs. He is looking to hire more people over the next year from Ayer.

S. Goodwin asked how long they had been in operation. The applicants stated about 18 months. S. Goodwin asked why it had taken them so long to come before the ZBA to apply for zoning relief. The applicants stated that there was turnover in the company and that they should have come forward sooner.

Ms. Alison Chateanueuf, 6 Grove Street stated that she didn't believe that the use was appropriate given the proximity to downtown and the residential neighborhoods. Mr. O'Boyle stated they have downsized operations and are only operating in about 4,300 square feet and that typically 3 – 4 trucks enter and leave the premises daily. Mr. O'Boyle stated that electronic material comes back to the facility where the hard drive is removed and then the CPU's are sorted into bins that are eventually hauled away.

J. Ellis stated that the Town Departments have concerns with the application, specifically the items that were being stored outside.

M. Gibbons noted that the applicants did not have a business certificate on file with the Town.

Building Commissioner Charlie Shultz stated that if relief from the ZBA was granted, the applicants would then need to go to the Planning Board for Site Plan Review.

J. Gugino stated that the application describes separating and deconstructing material and asked what that entailed. Mr. O'Boyle stated it was taking screws out of a computer unit by hand and removing the hard drive. There are not grinders or benders inhouse.

Mr. Jonathan Jones, 20 Forrest Street, stated that he has major concerns with the proposal relating to the recycling of electronic equipment due to the presence of mercury, lead, dioxins and arsenic.

Mr. O'Boyle stated that his company was being misrepresented and that his company was not a transfer station. His company provides logistics for companies to discard items that can be recycled/repurposed. He welcomed anyone to tour the facility.

Ms. Chateanueuf stated that universal waste is hazardous and that she is concerned with the ZBA allowing the use of recycling electronic equipment.

M. Gibbons stated that this business should have been in front of the Planning Board for Site Plan Review and that he will vote to condition that the applicant must go before the Planning Board.

Motion: A motion was made by S. Goodwin and seconded by M. Gibbons to grant the variance with the condition that the applicant go before the Planning Board for Site Plan Review; that exterior storage must be screened and that the Building Commissioner continue to monitor progress. **Motion failed 3-2 (lack of super majority).**

Motion: A motion was then made by S. Goodwin and seconded by M. Gibbons to close the public hearing at 7:32 PM. **Motion passed 5-0.**

Public Hearing - Application for Variance – Northeast Material Handling, Inc. - 11 Tannery Street (Filed 1/14/20): S. Goodwin opened the public hearing at 7:35 PM by reading the public hearing notice as advertised in *The Nashoba Valley Voice* on January 24, 2020 and January 31, 2020. The applicant is seeking a variance pursuant to Ayer Zoning Bylaw (2018, as amended October 22, 2018) to allow for the use of the premises for recycling, repurposing of office/warehouse furniture.

Mr. O'Boyle stated that the office staff of Northeast Material Handling is currently housed on the second floor of 11 Tannery Street and office furniture/equipment is being repurposed on the first floor.

J. Ellis asked if they were selling the furniture retail? Mr. O'Boyle stated no, it is all sold wholesale.

J. Gugino asked if they kept cleaning supplies on site? Mr. O'Boyle stated that there is a maximum of one gallon of lacquer thinner stored in a cabinet for flammable liquids.

ZBA members agreed that the proposed use/operation of storing office furniture would have less of an impact than recycling electronic equipment.

Mr. Jones again stated that he is concerned with increased truck traffic in the neighborhood.

Motion: A motion was made by S. Goodwin and seconded by M. Gibbons to grant the variance as requested for 11 Tannery Street requiring Site Plan Approval from the Planning Board. **Motion passed 5-0.**

Motion: A motion was then made by S. Goodwin and seconded by J. Ellis to close the public hearing at 7:40 PM.
Motion passed 5-0.

Approval of Meeting Minutes:

Motion: A motion was made by J. Gugino and seconded by M. Gibbons to approve the minutes of November 20, 2019. **Motion passed 5-0.**

Adjournment:

Motion: A motion was made by J. Gugino and seconded by R. Defilippo to adjourn at 7:43 PM. **Motion approved 5-0.**

Minutes Recorded and Submitted by Carly M. Antonellis, Assistant Town Manager

Date Minutes Approved by ZBA: _____

Signature of Clerk Indicating Approval: _____

DRAFT