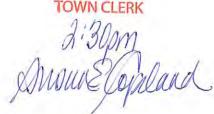


TOWN OF AYER



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/aRqL26Itl



TOWN OF AYER
TOWN CLERK

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, 20202, The Lowell Sun



Town of Ayer ZONING BOARD OF APPEALS APPLICATION FOR A HEARING

Name of Applicant:	Cowfield	Station, LLC	-			
			(Full Na	me)		
	39 Main	Street #204				
_			(Addres	s)		
	978-772	-1300				
_			(Phone	Number)		
	calvinm	@needtogol	nunting.co	om		
=			(Email A	address)		
Applicant is: X *If you are a tenant, license acknowledging the applicat	e or prospectiv		nclude a lett		-	-
The name and address this petition (list as it a COWFIELD STATION,	appears on	the Deed):			h is the s	ubject of
Location of Property: 14 WASHINGTON STR	EET AYER, N	/IA 01432				
Assessor's Map26	5	Parcel 184	<u> </u>	Land Size_	0.277	7 AC
Zoning District : A Circle One	A-1 A-2	GR GB	DB	LI I	MUT	HCS
Registry of Deeds Boo	ok ⁷⁰⁹⁷³	Page	452	_		
Aquifer Protection Ov	erlay Distric	: t (circle one)	Zone I	Zor	ne II	N/A

ubject the approval of the
a non-conforming use or
tor Decision)
ding Inspector?
g Inspector?
ing Commissioner's Office. ropriate citation(s) from t
161
VIC GPRASA
titioner)
fitioner)
fitioner) 772-1590



Engineering Solutions for Land & Structures

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 multifamily 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. <u>Impacts on the natural environment:</u>

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. <u>Potential fiscal impact, including impact on town services, tax base, and employment:</u>

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.

Kyle Burchard, P.E.

Project Manager

Copy to:

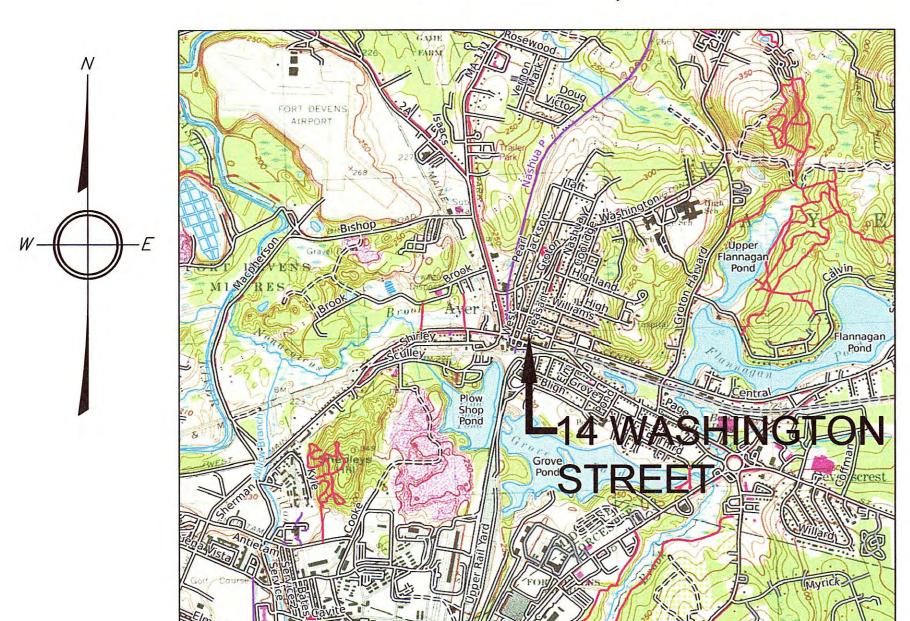
client

201001

RESIDENTIAL DEVELOPMENT

14 WASHINGTON STREET

AYER, MA



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

LOT AREA:
WATER SUPPLY:
APPROXIMATE WATER USE:
SEWAGE DISPOSAL:
APPROXIMATE SEWAGE FLOW:
ZONING DISTRICT:

0.3± AC. (9,870 SF)
MUNICIPAL
660 GPD
MUNICIPAL
660 GPD
DOWNTOWN BUSINESS

ZONING DISTRICT: DOWNT OVERLAY DISTRICT: NONE

GENERAL NOTES

- 1. 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.
- 2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- 3. BURIED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE COMPANY SPECIFICATIONS.
- 4. 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.
- 5. SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
- 6. 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.
- 7. 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.
- 8. CONTRACTOR SHALL NOTIFY ENGINEER UPON COMMENCEMENT OF CONSTRUCTION IN ORDER TO ENSURE THAT REQUIRED INSPECTIONS ARE PERFORMED IN A TIMELY AND EFFICIENT MANNER.
- 9. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY IMPACT SITE CONSTRUCTION.
- 10. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.

11. 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.

 12. 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.
- 13. WHERE THE WORD "INSTALL" IS USED HEREIN, IT IS INTENDED TO DIRECT CONTRACTOR TO "FURNISH, INSTALL, AND PLACE IN OPERATION" THE COMPONENT REFERRED TO.
- 14. LIMITS OF WORK SHALL BE STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 15. ALL STORM DRAIN PIPE TO BE SMOOTH INTERIOR HDP PIPE, 2.0 PSI GASKETED JOINT, UNLESS OTHERWISE NOTED.
- 16. 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.
- 17. CONSTRUCTION OF FIRE AND DOMESTIC WATER SUPPLY IMPROVEMENTS SHALL CONFORM TO CITY OF AYER REQUIREMENTS.
- 18. 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.
- 19. 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

REGULATORY NOTES

- 1. 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.
- 2. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- 3. 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.
- 4. 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.
- 5. 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

HANSON #18 WASHINGTON ST **KIDDER #17 PLEASANT ST** #14 WASHINGTON ST LOT AREA 9,870± SF (0.3± AC) AHMIC CORP. #11 PLEASANT ST VEWTON STREET 104.3°± SA CALVIN E. MOORE TRUST **#9 PLEASANT ST** & PAGE MOORE REALTY #39 MAIN STREET **PLOT PLAN**

SCALE: 1" = 30'

ZONING

			17000
Zoning District	4.0	DB	DOWNTOWN BUSINESS
Overlay Districts			None
District	4.0	DB	DOWNTOWN BUSINESS
Proposed Use	5.2	SPZ	CONVERSION OF A NON-RESIDENTIAL, MIXED-USE BUILDING
	(APPENDIX	A)	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	1	none	
Rear		none	
Max. Lot Coverage	6.2		
Buildings	1	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
		1	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; WR=Water Resource Overlay District; ZBA=Zoning Board of Appeals.

BUILDING AREA & USE

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

PARKING COMPUTATIONS

1.5 space per UNIT

1 / 11 11 111	10 00 WII	01/11/0140			
USE[1]	FORMULA	VARIABLE	REQUIRED SPACES	PROPOSED ONSITE SPACES	BY SPECIAL PERMIT REQUEST OFF SITE
2					

6 UNITS

NOTES:
1.See Zoning Bylaw section 5.2 APPENDIX A

MULTI-FAMILY

2. 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

- 1. "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
- "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

1. 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
f a training and a second a second and a second a second and a second	- APPLICATION FILED
- 10	HEARING DATE
	PLAN APPROVED

DRAWING ISSUED FOR:

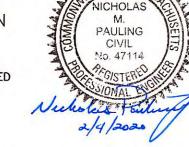
☐ CONCEPT ☐ CONSTRUCTION

■ PERMIT □ CONSTRUCTION

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 STRUCTURES; DESIGN OF DETAINING WALLS PROPRIETABLY FOLLOWERS.

NO. DATE BY APP. REVISION DESCRIPTION



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

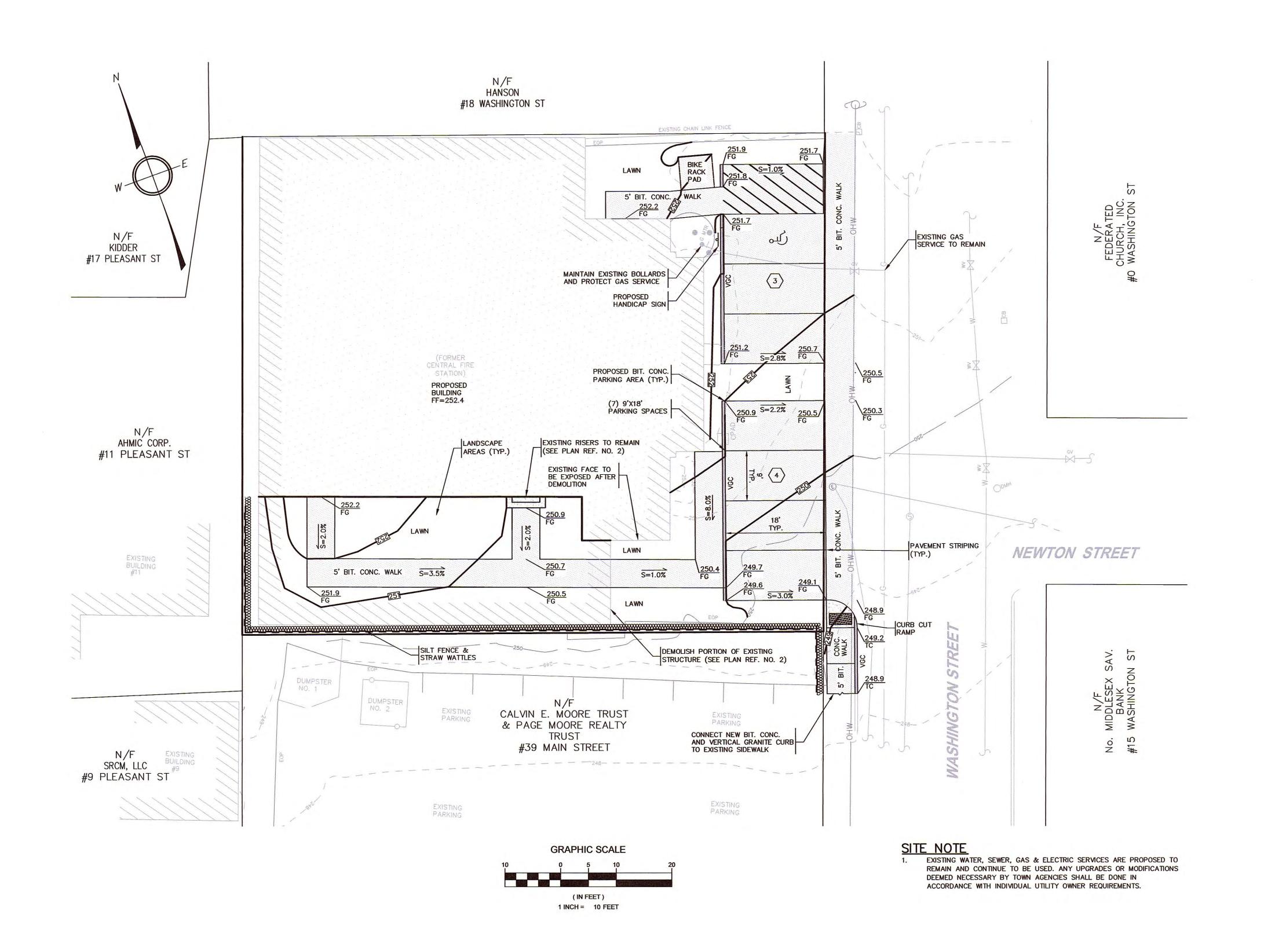
TITLE SHEET

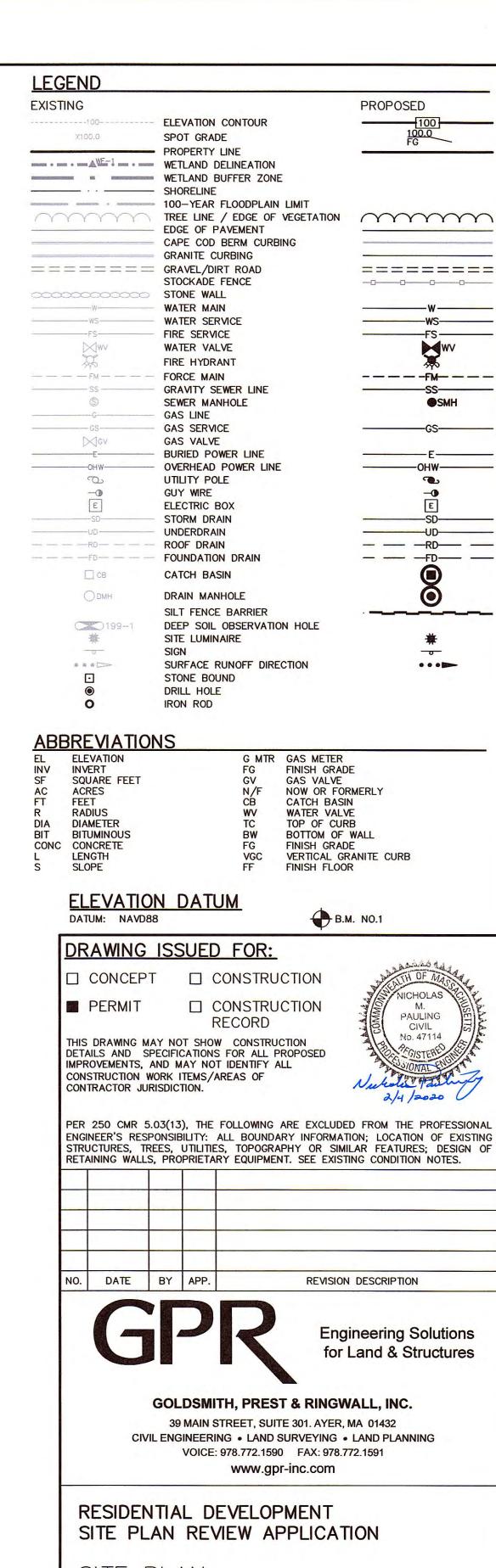
14 WASHINGTON ST AYER, MA

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 PLAN

14 WASHINGTON STREET AYER, MA

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

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

EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 - GENERAL

- 1.01 SUMMARY
- A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRAW WATTLES AND SILT FENCE BARRIERS, RIPRAP, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.
- 1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF CONTROL MEASURES REQUIRED TO COMMENCE WORK. THESE CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.
- 2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. 3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET
- THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER. 4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH
- LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA. 5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.
- 1.02 SUBMITTALS
- A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.
- 1.03 QUALITY ASSURANCE A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, BOARD OF SELECTMEN, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.

PART 2 - PRODUCTS

- 2.01 MATERIALS A. STRAW WATTLES: DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE 9" DIA.
- B. SILT FENCE: NON-WOVEN, UV-RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM/SF MINIMUM, GRAB TENSILE RATED AT 124 POUNDS MINIMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMOCO FABRICS & FIBERS, OR APPROVED EQUAL.
- C. MULCH: ORGANICS INCLUDING HAY, PROCESSED PINE / HEMLOCK TWIGS AND
- D. SEED MIXES: PERENNIAL RYEGRASS, KENTUCKY BLUEGRASS, AND / OR FINE FESCUE, DISEASE RESISTANT. NON-MAINTAINED AREA OPTION - ANNUAL RYEGRASS COMBINED WITH MEDIUM RED CLOVER.
- EXCELSIOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, 80% OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX I BLANKET BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL.
- F. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TAILINGS.
- G. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE

PART 3 - EXECUTION

- 3.01 THROUGHOUT CONSTRUCTION A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS. THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.
- B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.
- MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE STRAW WATTLES, SILT FENCE AND STAKES, AND CRUSHED STONE.
- D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS
- NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME. E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24-HOUR PERIOD.
- INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.
- WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON MATERIAL STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.
- H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.
- PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.
- SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS.

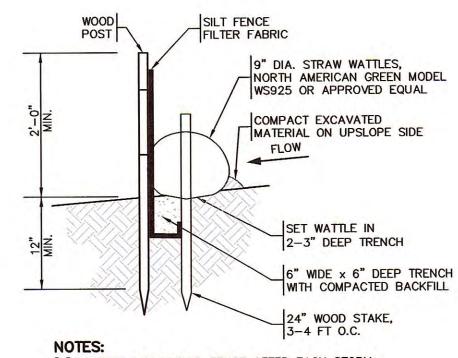
- 3.02 SITE PREPARATION AND ACCESS A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.
- B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.
- C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.
- A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE. DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF

3.03 CLEARING, GRUBBING, AND STRIPPING

DISCHARGE AND AREAS DOWNSTREAM.

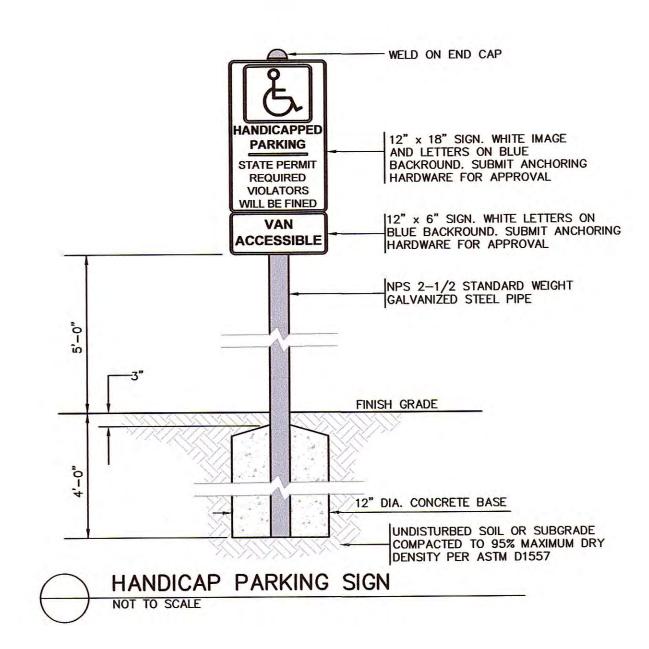
EXISTING VEGETATIVE COVER.

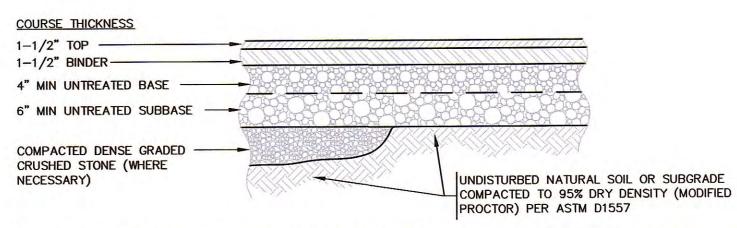
- B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE.
- C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.
- D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING. E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS
- 3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILTIES A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO
- B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF
- C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM
- D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF.
- E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.
- A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.
- B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.
- 3.06 STORMWATER MANAGEMENT SYSTEM A. THE STORMWATER MANAGEMENT SYSTEM INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, ALL PERMANENT DETENTION / RETENTION BASINS, DISCHARGE STRUCTURES / WEIRS, CULVERTS, OPEN CHANNELS, CURBS, GUTTERS, PAVED SWALES, CATCH BASINS, DRAIN MANHOLES, DRAINAGE PIPES, ROOF DRAIN MANIFOLDS. WATER QUALITY SWALES, SEPARATORS, AND SIMILAR STORMWATER RUNOFF CONVEYANCE, TREATMENT, AND STORAGE FACILITIES.
- INSTALL STORMWATER MANAGEMENT SYSTEM COMPONENTS STARTING AT THE DOWNSTREAM END AND PROCEED UPSTREAM. WHERE POSSIBLE, COMPLETE INSTALLATION OF PERMANENT DETENTION / RETENTION BASINS PRIOR TO BEGINNING WORK ON UPSTREAM SYSTEM COMPONENTS.
- INSTALL CONTROL MEASURES AT FINISHED UPSTREAM AND DOWNSTREAM PIPE ENDS AS SOON AS POSSIBLE AFTER COMPLETION OF PIPE RUN. SUCH MEASURES INCLUDE. BUT ARE NOT NECESSARILY LIMITED TO, RIPRAP, CHECK DAMS, HAY BALE / SILT FENCE BARRIERS, AND VELOCITY DISSIPATORS.
- D. AT THE END OF EACH DAY OR WHEN RAINFALL IS EXPECTED, PLUG UPSTREAM END OF PIPES / DAM OPEN CHANNELS OR OTHERWISE REDIRECT POTENTIAL RUNOFF AND PREVENT FLOW FROM ENTERING PARTIALLY COMPLETED SYSTEM / SYSTEM
- WHERE PORTIONS OF A NEW SYSTEM ARE TO BE ACTIVATED PRIOR TO COMPLETION OF THE ENTIRE SYSTEM, EMPLOY CONTROL MEASURES TO PREVENT SILT AND DEBRIS FROM ENTERING THE SYSTEM. EMPLOY SILT SACKS OR FABRIC ON CATCH BASIN INLETS, AND PIPE AND CULVERT OPENINGS. EMPLOY CHECK DAMS AND TEMPORARY SEDIMENT BASINS UPSTREAM OF AND ALONG OPEN CHANNELS, SWALES, AND DITCHES TO TRAP SEDIMENT UPGRADIENT OF ENVIRONMENTALLY
- REMOVE TRAPPED SEDIMENT AND DEBRIS FROM ALL SYSTEM COMPONENTS AFTER COMPLETION OF INSTALLATION, AND AGAIN AFTER THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA. REMOVE TRAPPED SEDIMENT AND DEBRIS FROM DETENTION / RETENTION BASIN BOTTOMS SO THAT FINISH BOTTOM MATERIALS / INFILTRATION FUNCTION CONFORM TO DESIGN.
- 3.07 LANDSCAPING A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL
- IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR



[1] INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. [2] TRAPPED SEDIMENT SHALL BE REMOVED TO A NON-SENSITIVE UPLAND AREA.

STRAW WATTLE / SILT FENCE BARRIER TYPICAL CROSS SECTION NOT TO SCALE





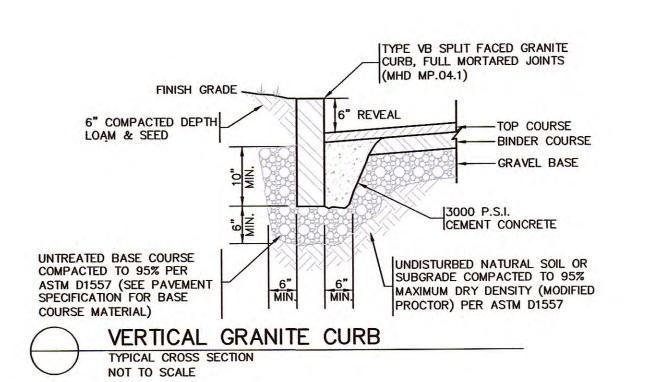
COURSE	MATERIAL	SPECIFICATION PER MASS	MAX AGG.	COMPACTION RE	EQUIREMENTS
		HIGHWAY DEPARTMENT (MHD)	SIZE (INCH)	COMPACTION	TEST DESIGNATION
TOP	BITUMINOUS CONCRETE	M3.11.03 CLASS I, TYPE I-1	1/2	[NOTE 1]	AASHTO-T166
BINDER	BITUMINOUS CONCRETE	M3.11.03 CLASS I, TYPE I-1	3/4		AASHTO-T166
BASE	GRAVEL BORROW	M1.03.0 TYPE C	2		ASTM D1557/AASHTO-T99
SUBBASE	GRAVEL BORROW	M1.03.0 TYPE B	3		ASTM D1557/AASHTO-T99
SUBGRADE	ORDINARY BORROW	M1.01.0 [SEE NOTE 2]	8	95% [NOTE 3]	ASTM D1557/AASHTO-T99

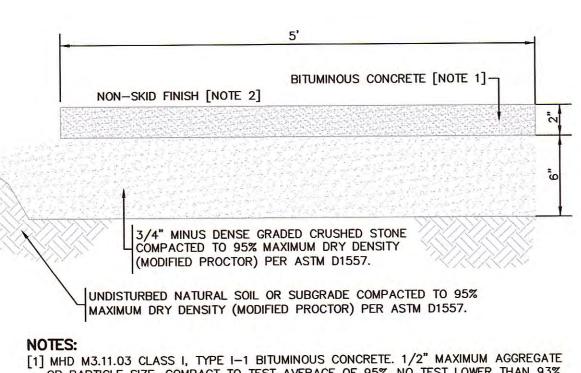
[1] COMPACT TO TEST AVERAGE OF 95%; TEST SHALL NOT BE LOWER THAN 93%. 2 UNSUITABLE MATERIAL IN THE SUBGRADE SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SUBSTITUTE MATERIAL: 3/4" MINUS DENSE GRADED CRUSHED STONE.

[3] MATERIAL SHALL BE SPREAD AND COMPACTED IN LAYERS NOT EXCEEDING 8-INCHES IN DEPTH, COMPACTED

MEASUREMENT; LAST LAYER OF MATERIAL SHALL NOT EXCEED 4-INCHES IN DEPTH, COMPACTED MEASUREMENT.

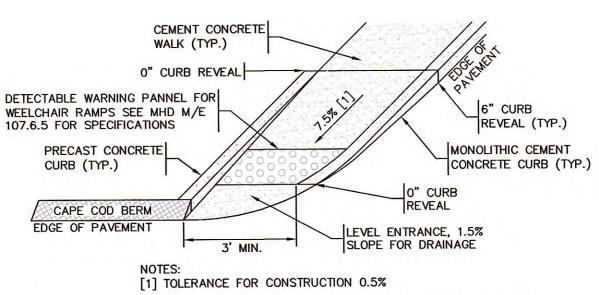
BITUMINOUS CONCRETE PAVEMENT TYPICAL CROSS SECTION NOT TO SCALE



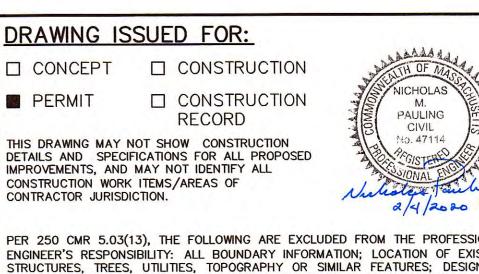


OR PARTICLE SIZE. COMPACT TO TEST AVERAGE OF 95%. NO TEST LOWER THAN 93%. [2] SLOPE 5% MAXIMUM.





HANDICAP ACCESSIBLE RAMP [TYPE III] TYPICAL PLAN VIEW NOT TO SCALE



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.



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

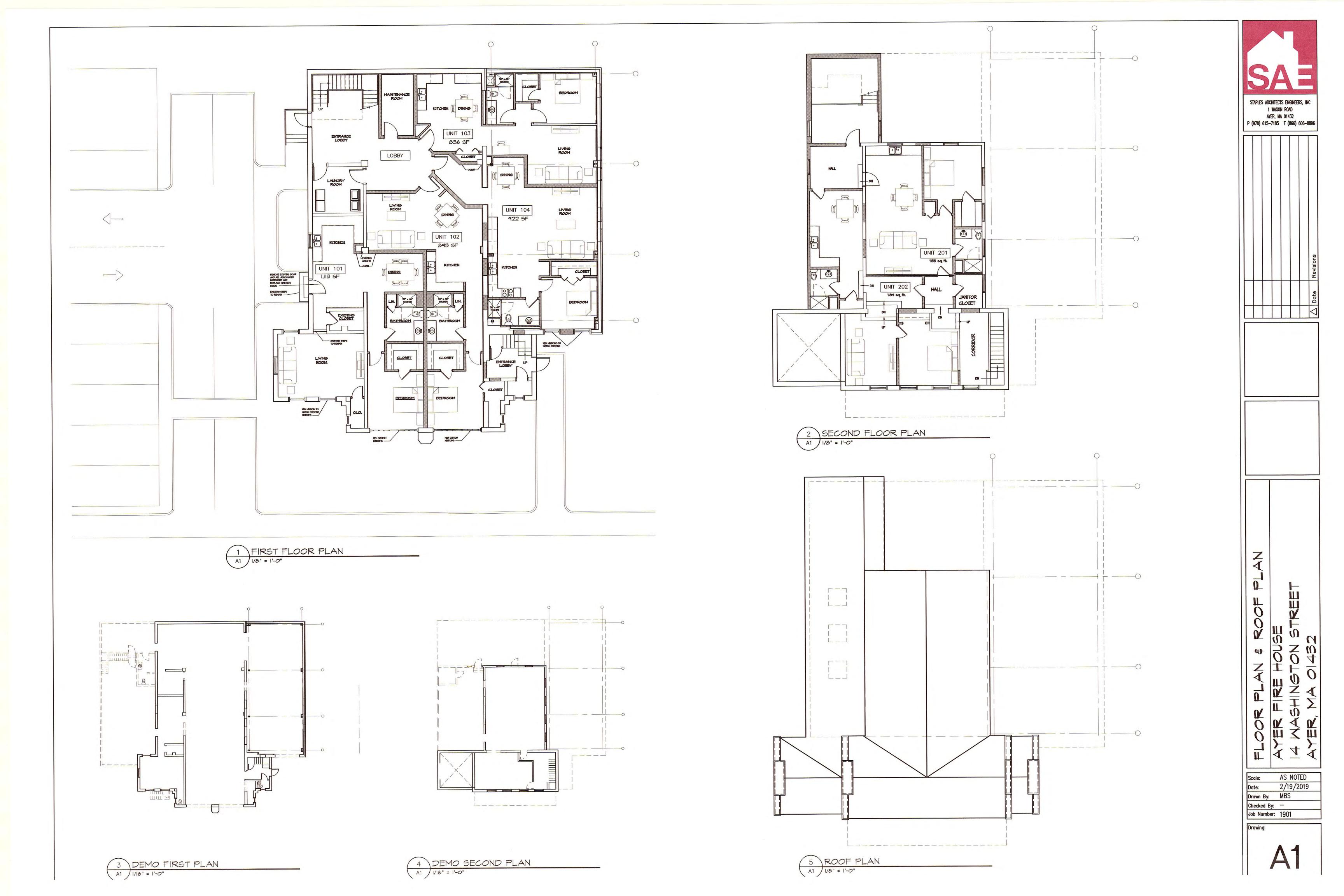
RESIDENTIAL DEVELOPMENT SITE PLAN REVIEW APPLICATION

EROSION & SEDIMENT CONTROLS AND SITE DETAILS

14 WASHINGTON STREET AYER, MA

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

DATE: FEBRUARY 2020 | JOB 201001





X	BOS/Town Manager	Review Deadline Date	Monday March 9, 2020
	Board of Health		
	Department of Public Works	Public Hearing Date	Wednesday March 18, 2020
	Police Department		
	Fire Department		
	Building Inspector/Zoning Enfor	cement Officer	
	Conservation Committee		
	Treasurer/Tax Collector		
	Town Clerk		
	Assessor's Office		
	Economic & Community Develop	pment	
	Town Planner	July 1	
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			ersion from a non-residential use to a
Description_	multi-family residential use.	DAME THE STREET	
Submitted b	y Cowfield Station, LLC.	Da	rteFeb. 12, 2020
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	2/13/2020		
Date	1/13/20-20		



Transmittal Form - Department Head Review Monday March 9, 2020 BOS/Town Manager Review Deadline Date Board of Health Public Hearing Date Wednesday March 18, 2020 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 Variance 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. Kyle Burchard, GPR 978-772-1590 Address 14 Washington St. Former Fire Station Telephone 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

Title Health A

Date

<u>Town of Ayer</u> <u>Zoning Board of Appeals</u> <u>Transmittal Form – Department Head Review</u>



	BOS/Town Manager		Review Deadline Dat	Monday Mar	ch 9, 2020
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Description_	multi-family residential u	se.			
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	BOS/Town Manager	Review Deadline Date	e Monday March 9, 2020
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Comments:	Approve		
Signed	Colorlys	Title Bu	ilding/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





	BOS/Town Manager	Review Deadline Date	e Monday March 9, 2020
	Board of Health		Wadaaday Marsh 49, 2020
	Department of Public Work	s Public Hearing Date _	Wednesday March 18, 2020
-	Police Department		
	Fire Department		
	Building Inspector/Zoning E	inforcement Officer	
-	Conservation Committee		
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	BOS/Town Manager	Review Deadline Dat	eMonday March 9, 2020
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	Building Inspector/Zoning E Conservation Committee		FEB 18 2020
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	Town Clerk — Plan Assessor's Office	s an fell wi	your of Ayer
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	Town Planner		
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	BOS/Town Manager		Review Deadline Dat	e Monday March 9, 2020
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	BOS/Town Manager	Review Deadline Date	e
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Description	multi-family residential use.		
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Town of Ayer Zoning Board of Appeals Transmittal Form – Department Head Review



Monday March 9, 2020 Review Deadline Date BOS/Town Manager Board of Health Wednesday March 18, 2020 Department of Public Works Public Hearing Date Police Department Fire Department Building Inspector/Zoning Enforcement Officer Conservation Committee Treasurer/Tax Collector Town Clerk Assessor's Office Economic & Community Development Town Planner X Special Permit Finding/Appeal Variance 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. Feb. 12, 2020 Kyle Burchard, GPR 978-772-1590 Address 14 Washington St. Former Fire Station Telephone 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. I approve of this special permi Town Planner Signed Date

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:

<u>Motion</u>: A motion was made by M. Gibbons and seconded by J. Gugino to approve the agenda. <u>Motion passed 5-</u>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 bailers 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.

<u>Motion:</u> 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. <u>Motion passed 5-o.</u>

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:		