

Via Email

Ayer Zoning Board of Appeals
c/o Carly M. Antonellis, Asst. Town Manager
1 Main Street
Ayer, MA 01432

Re: 65 Fitchburg Road, Ayer
NOAH 40B Application

Dear Members of the Board,

Per an email forwarded by you from Jim Thorne, Green International, the Peer Review has requested detailed information on lighting plans. While Chapter 40B and its regulations at 760 CMR 56.05(2), require an Applicant to submit only preliminary level plans for the Board's review, NOAH has had a photometric plan prepared to provide further details on its proposed lighting associated with the affordable housing project.

To that end, enclosed please find; a photometric plan/lighting plan and calculations; Reflex Lighting schedule; lighting fixture cuts; and circuiting intent diagrams/information and additional information related to lighting inquiries. With respect to the lighting control, NOAH is considering either employing a lighting control panel (or panels, depending on circuiting and where such panels would be located) or integral sensors in the fixtures (e.g. fixture mounted photocell or fixture mounted occupancy sensor). Included in the attached materials are specification sheets for the first option of having a lighting control panel. Once the circuits are done and electrical panels located, it is then determined the number of panels/size. For the integral control options, options include the Galleonaire motion sensor for dimming operation, maximum 8' height or 9'-20' height. For the bollards, they typically would use a small panel with an exterior photocell; the number of relays would depend on circuiting.

Lastly, at last week's site visit, the Peer Reviewers had inquired about a landscaping plan which incorporated both Phase I and Phase II of NOAH's proposed affordable housing community. Attached please find three updated sheets of the preliminary architectural plans: a) an updated cover sheet; b) updated landscaping sheet (L-100) and updated site plan sheet (A-100). The updated sheet L-100 now depicts the proposed landscaping for the entire project. We look forward to meeting with the Board next week to further its review of NOAH's proposed 40B development.

Very truly yours,
/s/ Stephanie A. Kiefer
Stephanie A. Kiefer

Encl.