

2022 MAR 14 AM 10:53

Ayer Road Village Special Permit and Site Plan Review Application

**203 Ayer Road
Harvard, MA**

March 2022

**Submitted to:
Harvard Planning Board &
Conservation Commission
13 Ayer Road
Harvard, MA 01451**

**Submitted by:
Vyonne Chern
7 Green Way
Wayland, MA 01778**

**Wheeler Realty Trust
198 Ayer Road
Harvard, MA 01451**

**Prepared by:
Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432**

**Project No:
211009**



APPLICATION TO THE HARVARD PLANNING BOARD

Applicants should review the Harvard Protective (Zoning) Bylaw, Chapter 125 of the Code of the Town of Harvard, the Planning Board's Rules and Regulations, Chapter 133 of the Code of the Town of Harvard and the Requirements regarding Driveway Inspections (Chapter 125 of the Protective Bylaw). Copies of the Bylaw may be purchased from the Town Clerk and copies of the Rules and Regulations may be purchased from the Land Use Office. Information is also available online at www.harvard.ma.us. The Rules and Regulations specify the documents that are required as a part of the application. The Application, with certified abutters list and filing fee, must be filed with the Town Clerk.

Name of Applicant: Vyonne Chern & Wheeler Realty Trust

Address: 7 Green Way, Wayland, MA 198 Ayer Road, Harvard, MA Phone: 978-456-3500, 508-358-7820 Email: lou@ldrusso.com, vychern@comcast.net

Applicant is (check one): Owner ☒ Agent ☐ Prospective Buyer ☒

Location of Property: 203 Ayer Road, Harvard, MA Zoning District: Commercial

Harvard Assessors' Map 8 Parcel 62.2

Registry of Deeds: Book Number 47179 Page Number 0189

Owner's Name: Wheeler Realty Trust Email: lou@ldrusso.com

Owner's Address: 198 Ayer Road, Harvard, MA Owner's Phone: 978-456-3500

Seventeen (17) copies of the application must be submitted to the Town Clerk. This application is for:

<input checked="" type="checkbox"/> Special Permits* x2	\$500/required permit
<input type="checkbox"/> Driveway Site Plan	\$180
<input type="checkbox"/> Inspections of Driveways	\$300
<input type="checkbox"/> Approval of Covenant	\$100
<input type="checkbox"/> Wireless Communication Tower	\$2500
<input checked="" type="checkbox"/> Consultant Review Fee**	\$1000
<input checked="" type="checkbox"/> Site Plan Review with a Special Permit	\$180
<input type="checkbox"/> Site Plan Review without a Special Permit	\$500
<input type="checkbox"/> Modification/Extension	1/2 of original application fee

Specific bylaw section(s) you are applying under 125-52 (Ayer Road Special Permit), 125-23B.(2) (Large-scale commercial uses)

* Unless otherwise specified

** Required with all Special Permit Applications. This is a deposit to cover costs of Planning Board consultants and additional amounts may be required depending on the complexity of the Application. All unused monies will be returned. Please submit "Request for New Vendor" form with application. (Available on line at www.harvard.ma.us under Forms & Documents)

All applications associated with a Wireless Communication Tower requires proof of compliance with § 125-27H(2)

All filing fees are cumulative. All Special Permits and uses subject to Site Plan Approval require Driveway Inspections and written approval by the Planning Board, or its agent, prior to issuance of an occupancy permit or use of the premises (§ 125-31 C) All Shared (common) Driveways require an approved covenant running with the land in accordance with § 125-31 B (4) (b). The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper. The undersigned hereby requests a hearing before the Planning Board with reference to this application.

Signed: M. C. Lallier AS AGENT (GPR, INC)



March 2022

Town of Harvard Planning Board
13 Ayer Road
Harvard, MA 01451

**Subject: Ayer Road Village Special Permit (ARV-SP) &
Site Plan Review Application
203 Ayer Road, Harvard, MA
Project Narrative**

Dear Board Members:

On behalf of our clients, Yvonne Chern and Wheeler Realty Trust, GPR hereby submits the attached application for the Ayer Road Village Special Permit Application & Site Plan Review Application for 203 Ayer Road. The proposed development is for three commercial use buildings with parking, pedestrian access, and a driveway connection on Ayer Road. The proposed project is filed under the Ayer Road Village Special Permit under Section 125-52 of the Harvard's Protective Bylaw, as well as a Special Permit application under Section 125-23B.(2), to allow for a Large-scale commercial use under Section 125-14D. (Commercial Entertainment and Recreation) within the Commercial zoning district. Concurrently, a Design Review Application will be filed with the Design Review Commission and a Notice of Intent application will be submitted to the Harvard Conservation Commission for the portion of the project located within the 100-ft wetland buffer limit. A Subsurface Sewage Disposal Plan has been filed with the Harvard Board of Health and the Nashoba Associated Board of Health.

The 11.03± acre project site is located on 203 Ayer Road, with approximately 904-ft of frontage on Ayer Road and designated as Parcel 8-62-002 under Commercial (C) zoning district by the Town of Harvard Assessor. The proposed property line (see Site Plan) will create Parcel A (3.08 Ac.) and Lot 2-1 (known as the development area hereon). The development area is a 7.95± Ac. portion located on the northeastern portion of the project site. The project area will include the proposed wetland replication area that was previously approved and described under the Order of Conditions MassDEP File No. 177-0707 as issued by the Town of Harvard Conservation Commission.

The three proposed commercial-use buildings, their associated parking and driveway access onto Ayer Road are shown in the attached Site Plan. Building "A" will be constructed as a recreational center specifically for the purpose of providing court space for badminton as Harvard Badminton Center. The recreational center will have a gross floor area of 29,998 sq. ft. The proposed badminton center shall provide 120 parking spaces, 5 of which will be handicap accessible. Less than 25 percent of the parking spaces are located at the front of

Goldsmith, Prest & Ringwall, Inc.

the building per Harvard's Protective Zoning Bylaw Section 125-52(D)(4)(a). The proposed badminton center will have 16 courts and would be considered as a Large-scale commercial use under the Harvard's Protective Bylaw, therefore said recreational center is the subject of the Planning Board Special Permit Application for Section 125-23B.(2).

Building "B" and "C" are shown as conceptual commercial-use buildings with a total of 49 parking spaces between the two buildings as shown. Building "B" and "C" are shown as a possible layout and shall be subjected to final layout design and review when an actual end user is ready to proceed. The proposed access driveway on Ayer Road is aligned with the driveway access across the street for the property known as 202 Ayer Road. The access for the development will have more than 305-ft Sight Stopping Distance as required by the Harvard's Protective Bylaw for the posted speed limit of 40 MPH on Ayer Road. A traffic study will be submitted under a separate cover for the Planning Board's review upon completion.

The proposed onsite drainage system has been designed to meet with the Town of Harvard's Wetland Protection Bylaw and Stormwater Management Regulations (See attached Stormwater Management Report and Long-Term Pollution Prevention & Stormwater System Operation and Maintenance Plan). In order to offset the increase in stormwater runoff on site, various stormwater Best Management Practices (BMP) are proposed. The on-site stormwater BMP's have been designed to provide treatment of surface stormwater runoff, provide more groundwater recharge, and reduce stormwater runoff rates and volumes (Up to and including the 100-yr storm event) prior to discharging into the proposed wetland replication area and continuing downgradient to the existing wetland area located on the northeastern portion of the project site.

To minimize potential adverse impacts during construction and in accordance with Section 125-58 Erosion Control, resource areas will be protected by erosion and sedimentation controls such as straw wattles, silt fence and BMP's. BMP's will be protected from construction debris and erosion until fully stabilized. Silt fence shall be installed along the perimeter of the proposed wetland replication area prior to construction.

Water service will be provided by the existing public water supply that was previously installed for the development east of the project site, known as 188-200 Ayer Road. Each commercial buildings will have individual domestic services and sprinkler system for fire protection. Proposed sewer service shall be provided for each of the proposed buildings to be pumped to the previously constructed septic leaching field located on the western "stub" of the project site. A new septic permit application and revised plan has been prepared and submitted to the Harvard Board of Health and NABOH for review and permitting.

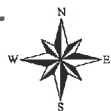
The proposed development will provide an accessible route for pedestrian travel to each of the principal building, as well as a connection to Harvard Green and the existing soccer field that is adjacent to northern side of the project site. The proposed development will maintain approximately 64% of the total development area as previous surface, well in excess of the 50% green open area requirement under the protective zoning bylaw. Proposed landscaping plan provided will ensure proper green space buffer between the proposed development and abutting properties.

On behalf of the applicants, GPR looks forward to reviewing the submission of the Site Plan and Special Permit applications upon the scheduling of a hearing. Should the Planning Board have any questions, please contact our office.

Sincerely,
Goldsmith, Prest & Ringwall, Inc.

Copy to: 211009
Wheeler Realty Trust
Vyonne Chern
Town of Harvard Conservation Commission

APPENDIX



203 Ayer Road

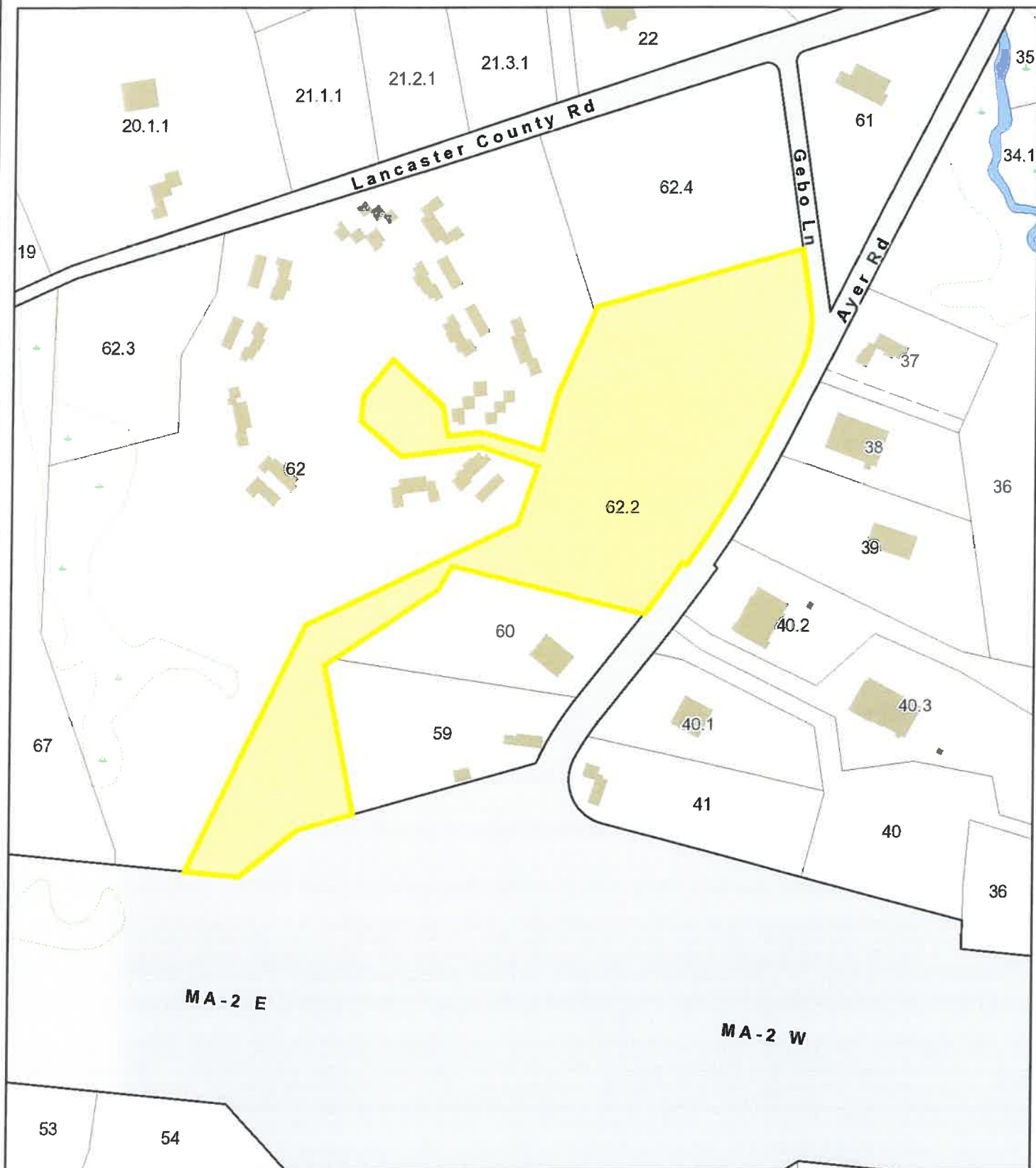
Harvard, MA



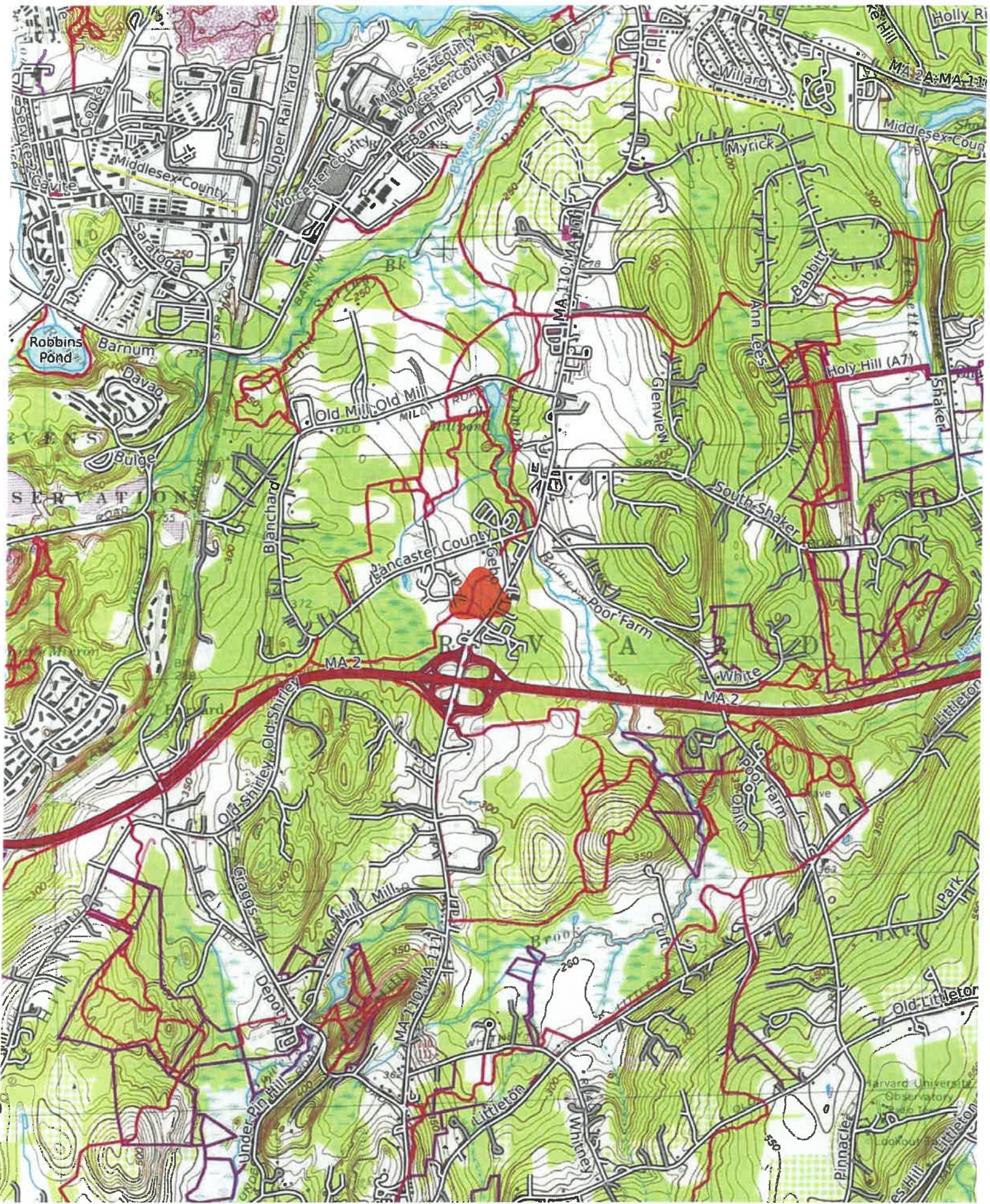
May 13, 2021

1 inch = 300 Feet

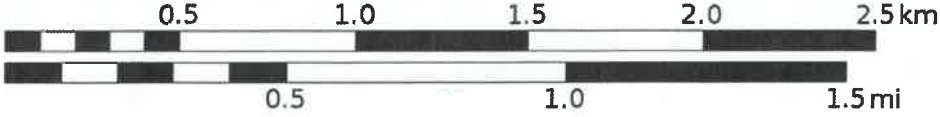
www.cai-tech.com

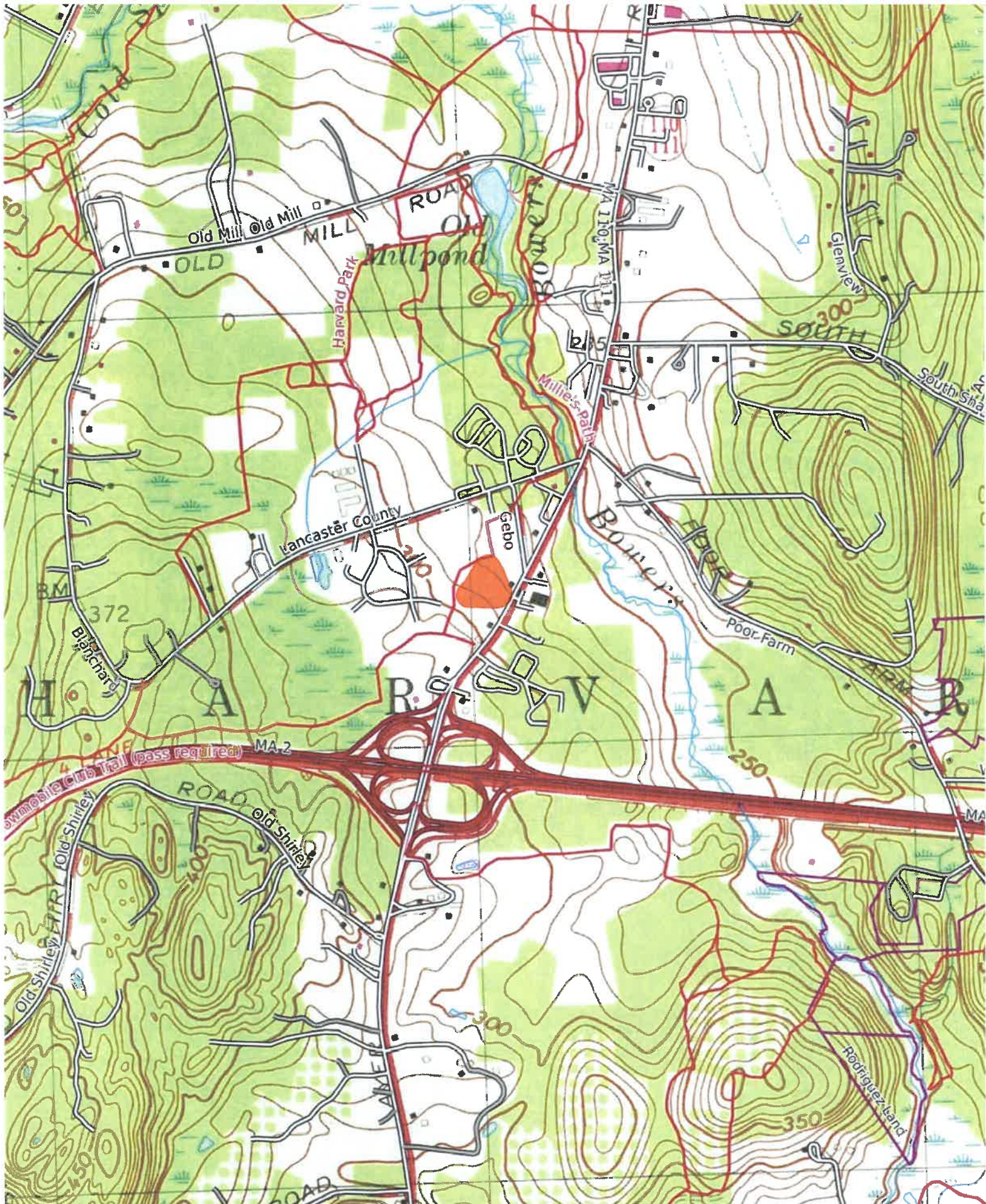


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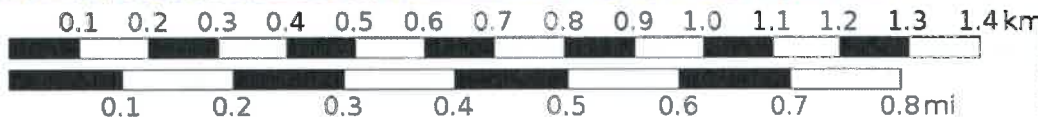


Mercator Projection
VGS84
JSNG Zone 19TBH





Mercator Projection
VGS84
JSGN Zone 19TBH



MN
-14°

National Flood Hazard Layer FIRMette

71°35'6"W 42°31'51"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

Future Conditions 1% Annual Chance Flood Hazard (Zone X)

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

NO SCREEN

Area of Minimal Flood Hazard (Zone X)

Effective LOMRs

Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/13/2021 at 2:45 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

71°34'28"W 42°31'25"N



Abutters List Report

Town of Harvard, MA

Date: February 22, 2022

Parcel Number: 008-062-002-000

Property Address: Ayer Rd

Abutters To: 300ft

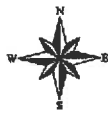
The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

Signed: Carol Dearborn

Date: 2/22/22

Carol Dearborn
Assistant Assessor
(978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR
13 Ayer Road, Harvard, Massachusetts 01451-1458
www.harvard-ma.gov



AYER RD MAP 8 PARCEL 62/2

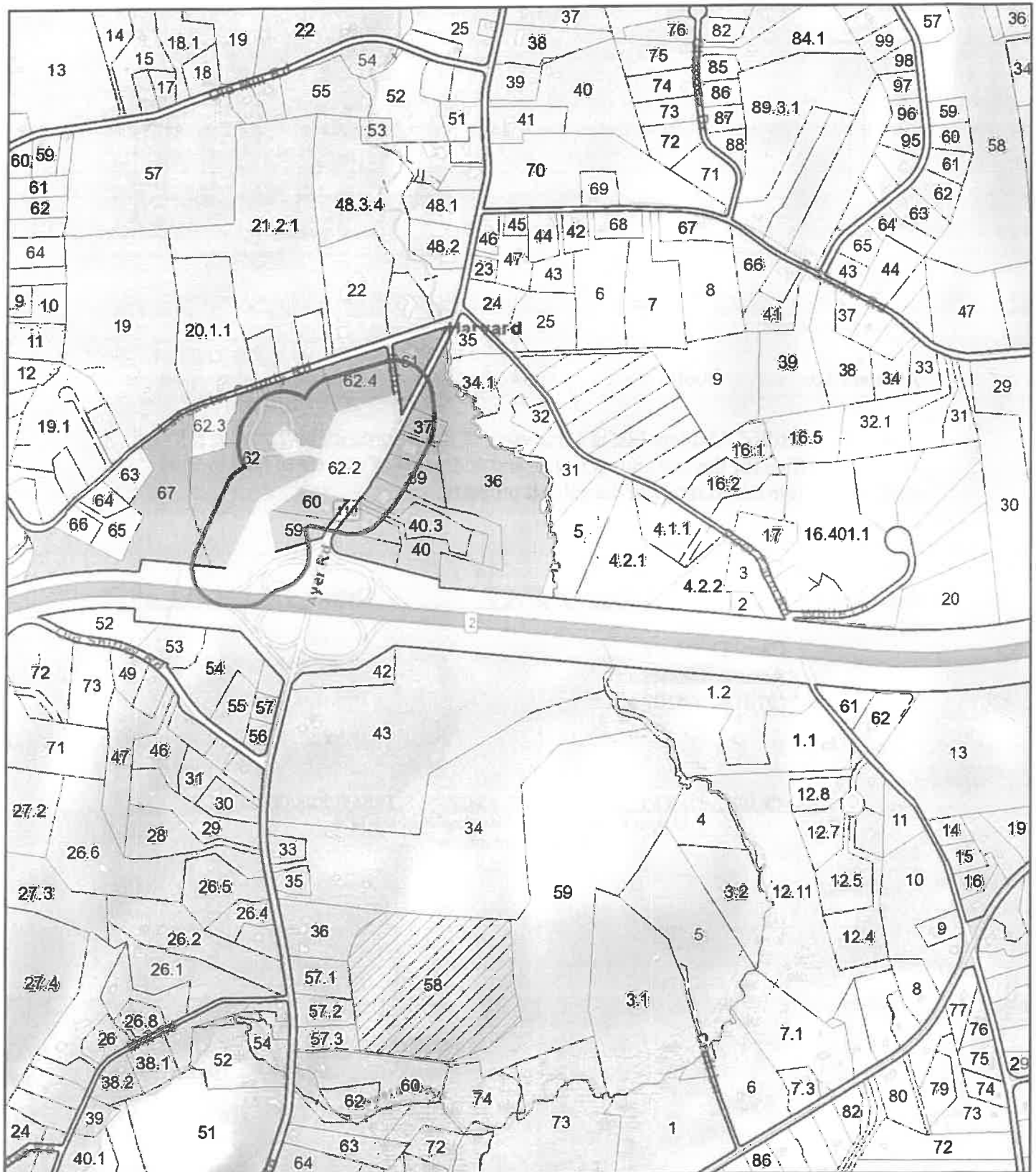
Harvard, MA



February 22, 2022

1 inch = 1110 Feet

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300 foot Abutters List Report

Harvard, MA
February 22, 2022

Subject Property:

Parcel Number: 008-062-002-000
CAMA Number: 008-062-002-000
Property Address: AYER RD

Mailing Address: WHEELER REALTY TR
200 AYER RD
HARVARD, MA 01451

Abutters:

Parcel Number: 008-036-000-000
CAMA Number: 008-036-000-000
Property Address: AYER RD

Mailing Address: HARVARD, TOWN OF, CONSERVATION
13 AYER RD
HARVARD, MA 01451

Parcel Number: 008-037-000-000
CAMA Number: 008-037-000-000
Property Address: 206 AYER RD

Mailing Address: 206 AYER RD CONDO MAIN
PO BOX 2
HARVARD, MA 01451

Parcel Number: 008-038-000-000
CAMA Number: 008-038-000-000
Property Address: 204 AYER RD

Mailing Address: 204 AYER RD, LLC
11 SPRING ST
LUNENBURG, MA 01462

Parcel Number: 008-039-000-000
CAMA Number: 008-039-000-000
Property Address: 202 AYER RD

Mailing Address: SWEENEY PROPERTIES HARVARD LLC
330 CODMAN HILL RD
BOXBOROUGH, MA 01719

Parcel Number: 008-040-000-000
CAMA Number: 008-040-000-000
Property Address: 196 AYER RD

Mailing Address: BOWERS BROOK LLC
P.O. BOX 10540
BEDFORD, NH 03110

Parcel Number: 008-040-001-000
CAMA Number: 008-040-001-000
Property Address: 188 AYER RD

Mailing Address: SAMANTHA'S REALTY LLC
188 AYER RD
HARVARD, MA 01451

Parcel Number: 008-040-002-000
CAMA Number: 008-040-002-000
Property Address: 200 AYER RD

Mailing Address: HARVARD OFFICE PARK LLC
200 AYER RD
HARVARD, MA 01451

Parcel Number: 008-040-003-000
CAMA Number: 008-040-003-000
Property Address: 198 AYER RD

Mailing Address: AYER ROAD REALTY LLC
200 AYER RD
HARVARD, MA 01451

Parcel Number: 008-041-000-000
CAMA Number: 008-041-000-000
Property Address: 184 AYER RD

Mailing Address: PHOENIX-DURANGO LLC
345 MAIN ST
NORTHBOROUGH, MA 01532

Parcel Number: 008-059-000-000
CAMA Number: 008-059-000-000
Property Address: 185 AYER RD

Mailing Address: 12 LANCASTER COUNTY ROAD LLC
43 DELANEY ST
STOW, MA 01775



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2/22/2022

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300 1001 Abutters List Report

Harvard, MA
February 22, 2022

Parcel Number: 008-060-000-000
CAMA Number: 008-060-000-000
Property Address: 187 AYER RD

Mailing Address: 12 LANCASTER COUNTY ROAD LLC
43 DELANEY ST
STOW, MA 01775

Parcel Number: 008-061-000-000
CAMA Number: 008-061-000-000
Property Address: 215 AYER RD

Mailing Address: APIF- MASSACHUSETTS, LLC
950 TOWER LN, SUITE 800
FOSTER CITY, CA 94404

Parcel Number: 008-062-000-000
CAMA Number: 008-062-000-000
Property Address: 35 LANCASTER CNTY RD

Mailing Address: HARVARD GREEN CONDO MAIN
35 LANCASTER CNTY RD UNIT 8A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-001-00A
Property Address: 35 LANCASTER CNTY RD #1A

Mailing Address: GARTLAND, JOSEPH M & KAREN G
35 LANCASTER CNTY RD UNIT 1A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-001-00B
Property Address: 35 LANCASTER CNTY RD #1B

Mailing Address: ROBINSON, JODY B
35 LANCASTER CNTY RD UNIT 1B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-001-00C
Property Address: 35 LANCASTER CNTY RD 1C

Mailing Address: TANTENGCO, MARIA VICTORIA T
35 LANCASTER CNTY RD UNIT 1C
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-002-00A
Property Address: 35 LANCASTER CNTY RD 2A

Mailing Address: KILLEEN, BRIAN L & PATRICK R
35 LANCASTER CNTY RD 2A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-002-00B
Property Address: 35 LANCASTER CNTY RD #2B

Mailing Address: HEIM, ALEXANDER
35 LANCASTER CNTY RD UNIT2B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-002-00C
Property Address: 35 LANCASTER CNTY RD 2C

Mailing Address: MARA, TEDMUND J & AMY B
35 LANCASTER CNTY RD UNIT2C
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-003-00A
Property Address: 35 LANCASTER CNTY RD 3A

Mailing Address: SIMES, BRANDON
35 LANCASTER CNTY RD, UNIT 3A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-003-00B
Property Address: 35 LANCASTER CNTY RD 3B

Mailing Address: MOFFA NANETTE TRUSTEE
35 LANCASTER CNTY RD 3B
HARVARD, MA 01451

Parcel Number: 008-062-004-000
CAMA Number: 008-062-004-000
Property Address: LANCASTER CNTY RD

Mailing Address: HARVARD, TOWN OF
13 AYER RD
HARVARD, MA 01451



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2/22/2022

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300 foot Abutters List Report

Harvard, MA
February 22, 2022

Parcel Number: 008-062-000-000
CAMA Number: 008-062-004-00A
Property Address: 35 LANCASTER CNTY RD 4A

Mailing Address: GIBBONS, JOSEPH P & BADOLATO,
CAMILLE M
35 LANCASTER CNTY RD, UNIT 4A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-004-00B
Property Address: 35 LANCASTER CNTY RD 4B

Mailing Address: PETERS, SHEILA W
35 LANCASTER CNTY RD UNIT4B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-004-00C
Property Address: 35 LANCASTER CNTY RD #4C

Mailing Address: CYNTHIA M GLADE
35 LANCASTER CNTY RD, UNIT#4C
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-005-00A
Property Address: 35 LANCASTER CNTY RD 5A

Mailing Address: JAYARAJ, VIVEK & NAMBIAR, NISHA
35 LANCASTER CNTY RD 5A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-005-00B
Property Address: 35 LANCASTER CNTY RD 5B

Mailing Address: ATWELL, KENNETH E & MEAGHAN Q
35 LANCASTER CNTY RD U5B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-006-00A
Property Address: 35 LANCASTER CNTY RD 6A

Mailing Address: ZHANG, JIANYUN
35 LANCASTER CNTY RD 6A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-006-00B
Property Address: 35 LANCASTER CNTY RD 6B

Mailing Address: LONG, MEREDYTH R
35 LANCASTER CNTY RD UNIT6B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-006-00C
Property Address: 35 LANCASTER CNTY RD 6C

Mailing Address: DHIRAJ, PISAL
35 LANCASTER CNTY RD, UNIT 6C
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-007-00A
Property Address: 35 LANCASTER CNTY RD 7A

Mailing Address: GINOUVES, SUSAN W
35 LANCASTER RD #7A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-007-00B
Property Address: 35 LANCASTER CNTY RD 7B

Mailing Address: KIM, DONGWON & HYUNHEE
35 LANCASTER CNTY RD 7B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-007-00C
Property Address: 35 LANCASTER CNTY RD 7C

Mailing Address: LEDOUX, MARK & LEDOUX, MELISSA
35 LANCASTER CNTY RD 7C
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-008-00A
Property Address: 35 LANCASTER CNTY RD 8A

Mailing Address: SCORNAVACCA, THOMAS J & MICHELLE
A
35 LANCASTER CNTY RD, UNIT 8A
HARVARD, MA 01451



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2/22/2022

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300 1001 Abutters List Report

Harvard, MA
February 22, 2022

Parcel Number: 008-062-000-000
CAMA Number: 008-062-008-00B
Property Address: 35 LANCASTER CNTY RD 8B

Mailing Address: RUSSO, CYNTHIA SELIN
35 LANCASTER CNTY RD 8B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-009-00A
Property Address: 35 LANCASTER CNTY RD 9A

Mailing Address: RAHANE, SANTOSH & TANADJAR,
SMITA
35 LANCASTER CNTY RD 9A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-009-00B
Property Address: 35 LANCASTER CNTY RD 9B

Mailing Address: BADOLATO, MELISSA C
35 LANCASTER CNTY RD UNIT 9B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-009-00C
Property Address: 35 LANCASTER CNTY RD 9C

Mailing Address: KATZ, MICHAEL
35 LANCASTER CNTY RD 9C
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-010-00A
Property Address: 35 LANCASTER CNTY RD 10A

Mailing Address: BRANDON CHAPNICK
35 LANCASTER CNTY RD, UNIT 10A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-010-00B
Property Address: 35 LANCASTER CNTY RD #10B

Mailing Address: WILION, HAROLD
66 BEAVER POND RD
LINCOLN, MA 01773

Parcel Number: 008-062-000-000
CAMA Number: 008-062-010-00C
Property Address: 35 LANCASTER CNTY RD #10C

Mailing Address: JESUS MENA AND MEAGHAN
BYCHOWSKI
35 LANCASTER CNTY RD 10C
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-011-00A
Property Address: 35 LANCASTER CNTY RD #11A

Mailing Address: HEDBERG, DALE V
35 LANCASTER CNTY RD 11A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-011-00B
Property Address: 35 LANCASTER CNTY RD #11B

Mailing Address: COLE, LIBBY ALANNA
35 LANCASTER RD, UNIT 11B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-012-00A
Property Address: 35 LANCASTER CNTY RD 12A

Mailing Address: JOHNSON, CASSIE MERE
35 LANCASTER CNTY RD 12A
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-012-00B
Property Address: 35 LANCASTER CNTY RD 12B

Mailing Address: SMALANSKAS, RICHARD & MARTHA
35 LANCASTER CNTY RD UNIT12B
HARVARD, MA 01451

Parcel Number: 008-062-000-000
CAMA Number: 008-062-012-00C
Property Address: 35 LANCASTER CNTY RD 12C

Mailing Address: HALL, GERARD
35 LANCASTER CNTY RD UNIT12C
HARVARD, MA 01451



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2/22/2022

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300 foot Abutters List Report

Harvard, MA
February 22, 2022

Parcel Number: 008-067-000-000
CAMA Number: 008-067-000-000
Property Address: LANCASTER CNTY RD

Mailing Address: VILLEE III, CLAUDE A
69 LANCASTER CNTY RD
HARVARD, MA 01451

Parcel Number: 008-037-000-000
CAMA Number: 008-1037-000-000
Property Address: 206 AYER RD

Mailing Address: GIALGE REALTY TR
PO BOX 265
HARVARD, MA 01451

Parcel Number: 008-037-000-000
CAMA Number: 008-2037-000-000
Property Address: 206 AYER RD

Mailing Address: 2-3 206 AYER RD REALTY TR
125 HAYDEN RD
GROTON, MA 01450

Parcel Number: 008-037-000-000
CAMA Number: 008-3037-000-000
Property Address: 206 AYER RD

Mailing Address: 2-3 206 AYER RD RLTY TR
125 HAYDEN RD
GROTON, MA 01450

Parcel Number: 008-037-000-000
CAMA Number: 008-4037-000-000
Property Address: 206 AYER RD

Mailing Address: MIN, YONG-JUN
125 CAMBRIDGE ST
BURLINGTON, MA 01803

Parcel Number: 008-037-000-000
CAMA Number: 008-5037-000-000
Property Address: 206 AYER RD

Mailing Address: MIN, YONG-JUN
125 CAMBRIDGE ST
BURLINGTON, MA 01803

Parcel Number: 008-037-000-000
CAMA Number: 008-6037-000-000
Property Address: 206 AYER RD

Mailing Address: MIN, YONG-JUN
125 CAMBRIDGE ST
BURLINGTON, MA 01803



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2/22/2022

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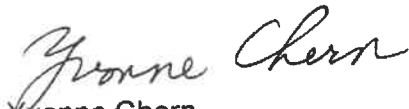
February 16, 2022

**Subject: 203 Ayer Road, Harvard, MA
Tax Map 8, Parcel 62.2**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed Commercial Development at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

A handwritten signature in cursive script that reads "Yvonne Chern".

Yvonne Chern
7 Green Way
Wayland, MA 01778

Copy: Goldsmith, Prest & Ringwall, Inc.
211009

February 16, 2022

**Subject: 203 Ayer Road, Harvard, MA
Tax Map 8, Parcel 62.2**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed Commercial Development at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

A handwritten signature in black ink, appearing to read "Lou Russo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Wheeler Realty Trust
198 Ayer Road
Harvard, MA 01451

Copy: Goldsmith, Prest & Ringwall, Inc.
211009