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April 25, 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 respectfully submits revised building plans for the Harvard Badminton Center, a revised Application to the Planning Board requesting relief from Section 125-37 Major Buildings and a revised Landscape Plan addressing some of the concerns discussed in the initial hearing. GPR is holding off on revising the complete package until such time as the Peer Review calls of necessary changes.

The initial application discussed not using Parcel A shown on the Title Sheet as part of the "Development Area". The applicant has asked to include it as part of the Development Area. This just lowers the coverage percentage and increases the amount of Open Space. The addition of the request for relief from Section 125-37 Major Buildings is per the Director's Update suggesting the applicant apply for the special permit and Board consider waiving the requirement.

GPR and Fisher Design Group have modified the Landscape Plan to show the SUP along Ayer Rd, the revised pathways throughout the site and a future possible connection to the abutting land to the south. This is to indicate several of the items discussed on a plan without completing the entire set at this time.

The architects, Choo & Company, Inc. have been on vacation and just completed design revisions based upon the initial meeting with the Design Review Board (DRB). We believe these changes are significant, taking a metal structure and creating a much more pleasing façade incorporating many elements from the surrounding Harvard businesses.

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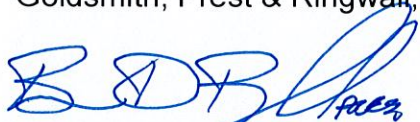
**Goldsmith, Prest & Ringwall, Inc.**

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We understand you are just receiving these items but wanted to get them to you as soon as they were ready and available to submit. Paper copies will be delivered tomorrow. Also attached please find a portion of the Director's update 4/25 with comments from the applicant for discussion this evening.

Sincerely,  
Goldsmith, Prest & Ringwall, Inc.

A handwritten signature in blue ink, appearing to read "BDR", with a stylized flourish extending from the end.

Bruce D. Ringwall, Pres.

Copy to: 211009  
Wheeler Realty Trust  
Vyonne Chern