

**TOWN OF HARVARD
PLANNING BOARD AGENDA
MONDAY, MARCH 6, 2023 @ 7:00PM**

Pursuant to Chapter 107 of the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted during the State of Emergency, and signed into law on July 16, 2022, this meeting will be conducted via remote participation. Interested individuals can listen in and participate by phone and/or online by following the link and phone number below.

THVolGovt Pro is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

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Meeting ID: 822 7457 5894

Passcode: 541712

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Public Comment

Old Business: a) §125-35 Open Space Residential Development Bylaw Amendment
b) District Local Technical Assistance Augmentation funds (Transportation & Climate Initiatives)
c) Prospective MBTA Multi-family zoned district map
d) Update on Revised Draft Ayer Road Phases II & III (vision plan & zoning to facilitate vision)
Invitation for Bid

New Business: a) Letter of support for continued Remote Public meeting

Public Hearings:

7:30pm **Continuation of Special Permit - Ayer Road Village-Special Permit and Site Plan Review Hearing - Yvonne Chern & Wheeler Realty Trust, 203 Ayer Road**, for the updates on proposed development of three commercial use buildings, including a Commercial Entertainment and Recreation use.

Standard Business: a) Board Member Reports

- Representatives & Liaisons Update
- Community Matters

b) Approve Minutes

**NEXT SCHEDULED MEETING:
MONDAY, MARCH 20, 2023**

AS

§ 125-35. Open Space and Conservation - Planned Residential Development (OSC-PRD).

[Added 3-29-2003 ATM by Art. 32¹]

This section establishes and regulates Open Space and Conservation Planned Residential Development (OSC-PRD). Development under this section is pursuant to a special permit granted by the Planning Board.

- A. Purpose and intent.** The purpose and intent of the OSC-PRD provision is to permit high-quality residential development that preserves open space, water resources, wetlands, habitat, prime agricultural land, scenic landscapes and natural features, reduces infrastructure and site development cost, and promotes a diversity of housing opportunities within the Town, while respecting and enhancing neighborhoods, and promoting attractive standards of appearance and aesthetics consistent with Town character.
- (1) A further purpose of the OSC-PRD provision is to reduce the anticipated negative fiscal impact on the Town associated with conventional residential development.
 - (2) The OSC-PRD provision is designed to encourage the siting of homes in a manner that clusters units together in well-designed village settings, on buildable portions of the site, as a distinct alternative to the more arbitrary siting associated with lot by lot development typically reflected in plans submitted pursuant to Massachusetts General Laws Chapter 41, Sections 81K through 81GG, the Subdivision Control Law.
- B. Applicability.** The Planning Board may grant a special permit for an OSC-PRD on an Agricultural-Residential (AR) zoned tract of land with definite boundaries ascertainable from a recorded or registered deed(s) or recorded or registered plan(s). Existing public and private ways need not constitute boundaries of the tract, but the area within such ways shall not be counted in determining tract size.
- (1) **Permitted uses in Open Space and Conservation Planned Residential Development.** Permitted uses include the following:
 - (a) Single-family detached dwellings.
 - (b) Multi-family dwellings.
 - (c) Agriculture and horticultural uses including but not limited to orchards, vineyards, forestry, farming for fruits and vegetables.

¹ Editor's Note: This article also repealed former § 125-35. Cluster development for open space conservation, added 3-31-1990 ATM by Art. 18, as amended.

- (d) Open space.
- (e) Trails.
- (f) Passive outdoor recreation, cf. 301 Mass. Reg. 5.02.
- (g) Educational and religious uses and other uses not mentioned above which are exempt from regulation by zoning under Massachusetts General Laws Chapter 40A, Section 3.
- (h) Accessory residential recreational uses (e.g., tennis court, pool, playground).
- (i) Active outdoor recreation, cf. 301 Mass. Reg. 5.02.

C. Requirements and process for approval. An applicant who is the owner (or with the permission of the owner) of land in the AR District as described above, may submit to the Planning Board a plan and application for a special permit for an OSC-PRD in accordance with the provisions of this section, excepting the building lots or lot shown on such plans from the lot area and other dimensional requirements specified in other sections of this Bylaw. While a subdivision plan is not required to be submitted in conjunction with the provisions of this section, in the event that a subdivision plan is being proposed by the applicant, such plan shall be submitted to the Planning Board in accordance with the Subdivision Rules and Regulations of the Planning Board.

- (1) **Submittal requirements.** Prior to the granting of a special permit pursuant to this section, a duly submitted application for said special permit shall be submitted together with a site plan to the Planning Board, in accordance with § 125-38, Site plans, of the Bylaw, and any Site Plan Rules and Regulations adopted by the Planning Board. For purposes of this Bylaw, a landscape architect, architect, land surveyor, and professional engineer must participate in the preparation of such site plan, which shall include the following:
 - (a) The location of the proposed development.
 - (b) The size of the site in acres.
 - (c) The total number of the proposed buildings and/or lots, and the size of each in square feet.
 - (d) The acreage and proposed use of permanent open space.
 - (e) A statement on the disposition or manner of ownership of the proposed open space.

- (f) The lots or areas which are to be used as building areas or lots, and the lots or areas which are to remain as permanent open space.
 - (g) Lines showing yard and setbacks as required by this Bylaw, within which dwellings or structures must lie.
 - (h) Sufficient detail of proposed built and natural features as described in § 125-35D and § 125-35E to enable the Planning Board to make the required determinations of § 125-35C(3).
 - (i) A landscape preservation plan sheet(s) to be included with the site plan, reflecting the existing, natural features to be preserved and proposed landscape features and details.²
- (2) **Submittal of preliminary plan.** An applicant must submit a plan of the required form and content standards as a "Preliminary Plan" in accordance with the Massachusetts General Laws Chapter 41, Section 81S and Harvard Planning Board governing laws for Subdivision Plans. Such plan, although not a formal subdivision plan filing, and submitted for conceptual purposes only, shall include a perimeter survey prepared by a registered land surveyor, location of wetlands, and topography based upon the most recent United States Geological Survey map. The applicant shall demonstrate to the satisfaction of the Board that a subdivision plan, if formally filed, would be buildable without reliance on significant waivers of the subdivision regulations.
- (3) **Approval criteria.** After notice and a public hearing in accordance with Massachusetts General Laws Chapter 40A, Section 9, 11, and 15 and after following the procedure outlined in this Bylaw, the Planning Board may grant such a special permit with any conditions, safeguards, and limitations, if it determines:
- (a) That the application form and content referred to in § 125-35C(1), herein is properly completed.
 - (b) That the site plan referred to in § 125-35C(1) is properly completed.
 - (c) That all the other requirements of this Section and Bylaw are fully met.
 - (d) That the design and layout of the proposed OSC-PRD preserves open space for conservation and recreation; that it preserves natural features of the land; allows more efficient provision of streets, utilities and other

² Editor's Note: See Ch. 130, Subdivision Control.

public services; and, that it provides a high degree of design quality, based on the criteria and considerations enumerated herein in § 125-35E.

- (e) That if development of single family homes is being proposed on separate lots, as opposed to a clustered village concept that is a major objective of this Bylaw, exemplary site planning is demonstrated, and other determinations in § 125-35D, are met.

D. Design criteria. In its consideration of an OSC-PRD, the Planning Board shall give particular attention to, and shall use as a basis for its decision, all of the following:

- (1) Lots, streets, off-street parking, sidewalks, pathways and buildings which achieve the harmonious integration of the proposed development with surrounding properties.
- (2) Overall layout and design that achieves the relationship between the proposed development and the land under consideration.
- (3) Appropriately sized and configured open spaces for active or passive recreation, and where possible, links to adjoining common open space areas.
- (4) Protection of natural features such as streams, mature trees or clusters of trees, rock outcrops, bluffs, slopes, high points, views, vistas, and historic or archeological features.
- (5) Provision of buffer areas, composed of existing vegetation, to surround building groupings and building envelope areas, to discourage site clearing and encourage preservation of existing land cover and mature vegetation.
- (6) Provision of accessibility to open spaces for all, consistent with Massachusetts Architectural Access Board 521 CMR Accessibility Guidelines.
- (7) Use of open spaces for preserving, enhancing, or providing scenic vistas; preservation and protection of historic resources.
- (8) Adequacy of provisions for public safety, protection from fire and flood, and maintenance of public facilities, streets, utilities, and open space.

E. Design quality. Project design for an OSC-PRD shall be reviewed by the Planning Board with input from Town officials, any review consultant(s), and others as appropriate. This section is to be interpreted as guidelines to be applied flexibly by the Planning Board as appropriate to the situation under review, including factors such as foundation and soil characteristics and other extraordinary site constraints. While these guidelines apply to all site improvements and buildings

and structures, it is not the intent of this section to prescribe or proscribe use of materials or methods of construction regulated by the state building code, but rather to enhance the appearance of the built environment within an OSC-PRD.

- (1) **Building and structure placement.** The placement of buildings and structures in an OSC-PRD should:
 - (a) Provide for maximum buffering of buildings and structures to adjoining properties either within the proposed OSC-PRD or to adjacent land uses. Such buffering includes, but is not limited to: landscaping, screening materials, natural barriers, fencing, and related measures.
 - (b) Preserve attractive views from major vantage points, especially from major thoroughfares and residential neighborhoods.
 - (c) Avoid regular spacings and building placements that will be viewed as continuous walls from important vantage points, which may be identified in an OSC-PRD pre-application conference.
 - (d) Avoid the placement of structures, common area facilities, and private space related to individual units in a manner that eclipses views or access to open space areas described in § 125-35K.
 - (e) Ensure that ~~10% of all units~~ an appropriate number of units are designed to be fully accessible consistent with Massachusetts Architectural Access Board 521 CMR Accessibility Guidelines. If greater than 4 but fewer than 10 units, one unit must be accessible. If greater than 10 and fewer than 19, two units must be made accessible. For more than 20 units, 10% must be made accessible. ~~to the disabled and that a majority of units have at least one accessible entrance and bathroom on a first floor.~~
- (2) **Building massing/articulation.** The massing/articulation of buildings should:
 - (a) Avoid unbroken building facades longer than 50 feet.
 - (b) Provide human-scale features, especially for pedestrians and at lower levels.
 - (c) Avoid unarticulated and monotonous building facades and window placement.
- (3) **Building appearance and treatment.** To the extent not inconsistent with or pre-empted by the state building code, the following should be considered as applicable:

- (a) Materials and building treatments that reduce the visibility of the buildings from distant vantage points, and that are compatible with backgrounds and surroundings.
 - (b) Materials and colors compatible with other quality buildings of similar scale in the vicinity.
 - (c) Green building technologies and materials, wherever possible, to minimize adverse environmental impacts.
- (4) **Roofline articulation.** The design of buildings should:
- (a) Provide a variety of building heights and varied roofline articulation that stresses New England vernacular architecture.
 - (b) Locate taller buildings away from major streets, abutting and off-site single-family residential areas and homes.
- (5) **Landscaping.** Landscaping criteria are as follows:
- (a) All open areas, exclusive of areas to remain in an existing natural state within an OSC-PRD, should be landscaped in an appropriate manner, utilizing both natural and man-made materials such as indigenous grasses, trees, shrubs, and attractive paving materials and outdoor furniture.
 - (b) Deciduous trees should be placed along new and existing streets and ways. Outdoor lighting should be considered in the landscaping plan, and should be designed to complement both man-made and natural elements of the OSC-PRD and adjacent areas. ~~Appropriate methods (such as cutoff shields) should be used to avoid glare, light spillover onto abutting property.~~
 - (c) Intensive, high-quality landscaping or preservation of existing vegetation should be provided within the OSC-PRD where it abuts major streets, existing residential areas, and along internal drives.
 - (d) Preservation of existing vegetation or tree-lined areas should be maintained.
 - (e) Parking areas and lots should use landscaping and terracing to break up large areas of pavement and to enhance residential flavor and appearance; trees and shrubs should be used to the maximum extent feasible.

(f) Features such as shade trees, forest trees, and expansive planting areas should be preserved and/or introduced along external property boundaries and on the perimeter of the OSC-PRD itself, to buffer the site from adjoining parcels.

(g) Any lighting in the proposed development shall comply with Lighting Bylaw §125-40.

(6) **Pedestrian amenities and recreation.** In this category, the design should include the following components/characteristics, appropriate to the land under consideration or the number of units proposed.

F. Utilities. To the maximum extent feasible, all utilities should be located underground.

G. Signage. All signs shall comply with Protective Bylaw § 125-41. ~~At each principal entrance to the site, one sign only shall be permitted; it should be of a maximum signboard area of three square feet, with content limited to identifying the name and address of the development.~~

~~(1) Within the development, signs, not to exceed two square feet each, of a number and location to be approved as part of the OSC-PRD, may be permitted for the sole purposes of orientation and direction, and of identifying common building spaces.~~

H. Base development density. The maximum number of dwelling units per acre permitted in an OSC-PRD shall not exceed ~~one~~ **two** units per ~~1.50~~ acres of land area, and in no event exceed the maximum number of lots or dwelling units obtainable under a conventional subdivision plan for the land area under consideration, except as provided in § 125-35I.

I. Development incentive.

(1) The Planning Board may authorize an increase in lots or dwelling units up to a maximum of ~~25%~~ **3.5 times above** that allowed under § 125-35H of this Bylaw, provided the following conditions are met:

(a) The applicant proposes a significant increase in open space above 50%, and preserves significant natural resources, in the opinion of Planning Board.

(b) There is permanent preservation of land devoted or set aside for agricultural use or other unique preservation strategy, including preservation of historic structures or barns, or other special features of the built environment.

(If (a) and (b) above are found to be satisfied, in the opinion of Planning Board, it may authorize a 5100% increase in applicable base density.)

(c) The applicant proposes public improvements or amenities that result in substantial benefit to the Town and the general public, provided:

[1] There are significant improvements to the environmental quality or condition of the site and its surrounding areas, including a decrease in stormwater runoff from what would otherwise result from a conventional subdivision plan.

[2] There are provisions contributing to off-site public facilities or environmental improvements beyond those necessary to mitigate the impacts of the proposed development.

(If (c) above is found to be satisfied, in the opinion of Planning Board, it may authorize a 5100% increase in applicable base density.)

(d) The applicant proposes attached dwellings that include a maximum majority of two bedrooms per unit, and are developed in the character of a New England Village style of architecture.

(If (d) above is found to be satisfied, in the opinion of Planning Board, it may authorize a 505% increase in applicable base density.)

(e) Housing units for senior citizens and persons aged 55 years and over housing is provided. Such units should conform to §125-57E, Age Appropriate Design.

(If (e) above is found to be satisfied, in the opinion of Planning Board, it may authorize a 50% increase in applicable base density.)

(f) The applicant sets aside 10% or more of lots or dwelling units on the site for "affordable housing" for purchase or rental by those with households of low or moderate incomes. Such units must count toward the Town's Subsidized Housing Inventory, and be in accordance with the provisions of 760 CMR 45.00, as may be amended. The Planning Board shall review and approve the actual percentage distribution of qualifying low versus moderate income units.

(If (f) above is found to be satisfied, in the opinion of Planning Board, it may authorize a 520% increase in applicable base density.)

(2) **Standards for on-site affordable units.** Housing units set aside as affordable housing, as described in § 125-35I(1)(f), shall have a gross floor area comparable to market-rate units and shall be integrated into the

development and not grouped together. When viewed from the exterior, the affordable units shall be indistinguishable from the market-rate units in the same development. The developer shall provide adequate guarantee, acceptable to the Planning Board, to ensure the continued availability and affordability of the units in perpetuity; such guarantee must include recorded deed restrictions, recorded restrictive covenants relative to equity limitation, or other acceptable forms of guarantees. No more than 80% of the building permits for the market-rate units shall be issued within an OSC-PRD until construction has commenced on all the affordable units; no more than 80% of the certificates of occupancy for the market-rate units shall be issued until all of the certificates of occupancy for the affordable units have been issued.

J. Dimensional requirements. The following provisions shall apply:

(1) The Planning Board may waive the minimum requirements for frontage and/or yard requirements that would normally be applicable to land within the AR District in order to achieve maximum open space area, and may permit more than one single or two-family dwelling be located on a lot in an OSC-PRD, except as provided below.

(2) The parcel proposed for development must have a minimum of 50 feet of frontage on a public way or private way which is open to the public.

~~(3) Attached units shall contain no more than six units in a single building.~~

(43) The minimum distance between clusters of multiple unit dwellings, shall be 50 feet.

(45) A minimum width of 150 feet of green area shall be established and maintained between any property adjacent to the OSC-PRD and the nearest dwelling unit or units in the OSC. [Amended 4-2-2005 ATM by Art. 34]

(56) The minimum setback from internal roads shall be 25 feet.

(67) The maximum height of proposed buildings shall be 35 feet, and shall not exceed 2-1/23 stories.

(78) Except as provided in this Bylaw, any lot in an OSC-PRD shall comply with any other dimensional requirements of the zoning district in which it is located.

K. Common open space. A minimum of 50% of the OSC-PRD parcel shall be devoted to contiguous open space, completely devoid of any structure, parking, loading and unloading space, access ways thereto, or as private yards, patios, or gardens for the exclusive or principal use by residents of individual dwelling units. To the greatest extent possible, such open space shall be left in its undisturbed

natural condition or shall be appropriate in size, shape, dimension, location, and character to assure its use as a conservation area, and where appropriate, a recreational area, and be a visual and natural amenity for the development and the Town. The common open space described herein is in substitution of and supersedes any other reference to common open space that may be described elsewhere in the Bylaw.

- (1) **Open space criteria.** The following criteria define open space, and open space that is considered usable for passive outdoor recreation within an OSC-PRD parcel:
 - (a) No more than 25% of common open space in an OSC-PRD shall be wetlands.
 - (b) Unless approved by the Planning Board, common open space shall not be considered usable if the slope of the finished grade exceeds 33%.
 - (c) Unless approved by the Planning Board, the nearest part of the common usable open space shall not be more than 300 feet in distance from the nearest point of any building that it is proposed to serve, in order to make the space accessible to those who use it.
 - (d) No common open space shall be considered usable unless it is compact and contiguous and has no dimension of less than 50 feet.
 - (e) All usable open space shall be open to the sky and pervious.

L. Open space conveyance.

- (1) The common open space shall be conveyed in the following ways as approved by the Planning Board:
 - (a) To a corporation or trust comprising a homeowners association whose membership includes the owners of all lots or units contained in the development. The developer shall include in the deed to owners beneficial rights in said open land, and shall grant a perpetual open space restriction to the Town of Harvard or a non-profit corporation or organization over such land to insure that it be kept in an open state and not be built upon for residential use, or developed for accessory uses such as parking or roadways. Such restriction shall be in such form and substance as the Planning Board shall prescribe, and may contain such additional restrictions on development and use of the open space as the Planning Board may deem appropriate.

- (b) To a non-profit organization, the principal purpose of which is the conservation of open space. The developer or non-profit organization shall grant an open space restriction as set forth above.
- (c) To the Town for a park or open space use, subject to the approval of the Select Board, for management by the Park and Recreation Commission if a park, otherwise by the Conservation Commission, with a clause insuring that it be maintained as open space. [Amended 10-22-2018 STM by Art. 2]

- (2) **Multiple conveyance.** To provide flexibility, and when deemed in the public interest, the Planning Board may approve more than one organization to accept the open space conveyance, particularly when it is appropriate that a major portion of such land be conveyed to the Town or a non-profit conservation organization, and another portion of such land is more appropriately conveyed to an owners association.

M. Passageways. Private roadways and common driveways shall be allowed in OSCPRD parcels. While roadway surface widths may be narrower than widths associated with a traditional subdivision, the durability of passageway surfaces and subsurfaces must be comparable to those in a conventional subdivision. [Amended 4-2-2005 ATM by Art. 34]

- (1) **Criteria for passageways.** The following criteria shall guide the development of these passageways:
 - (a) Cleared widths for traveled ways (excluding on-street parking spaces and passing turnouts) shall not be more than 20 feet or less than 12 feet. A cleared height of not less than 16 feet above the entire passageway shall be established and maintained.
 - (b) Drainage and surface runoff from all passageways must be suitably accommodated by an approved drainage system, using best management practices.
 - (c) All OSC-PRD plans shall specify that such passageways will not be dedicated to the Town, but are to remain private ways; all deeds or other instruments conveying any portion of land or structure in an OSC-PRD containing such a passageway(s), shall specify that such passage way(s) are and shall remain private way(s) in perpetuity; and

N. Site improvements. Site improvements specific to an OSC-PRD are listed below. To assist the Planning Board's evaluation of site changes and improvements from any OSC-PRD plan, the applicant shall submit said plan to the Town's Conservation Commission and Board of Health for review and recommendations to the Planning Board.

- (1) **Water supply.** Each lot and the development in its entirety shall be served by water supply systems.
 - (2) **Sewage disposal.** Privately owned and maintained on-site sewage disposal or treatment systems may be approved to serve buildings and lots in an OSCPRD, if owned, maintained, operated, and monitored by a residents association, notwithstanding the provisions of § 125-32D of this Bylaw, if such treatment facility or system is approved by the Board of Health and in compliance with the requirements of Title 5, 310 CMR 15.00, or approved in accordance with the requirements of 314 CMR 5.00 (the Ground Water Discharge Permit Program). An approved system may be located on land owned in common by the owners of the building lots or residential units within the development.
 - (3) **Parking.** Unless otherwise approved by the Planning Board, a minimum and maximum of 1.5 off-street parking spaces shall be provided for each unit, exclusive of spaces within garages. The Planning Board may also approve, based upon the nature of the development proposed and exclusive of the 1.5 parking space ratio provided, areas for visitor parking.
 - (4) **Storm runoff control.** The applicant shall demonstrate that, as compared with the situation that would exist on the site without the development, no phase of the proposed OSC-PRD will result in an increase in the peak rate of storm runoff at the parcel boundary for the OSC-PRD as a whole for the 25-, 50- and 100-year design storms, and that there will be no net loss in flood storage capacity for the 100-year design storm. In making such determinations, any state or local orders or requirements of the Wetlands Protection Act or the Town's Wetlands Protection Bylaw³ shall be assumed in the calculations of runoff and flood storage without the OSC-PRD, but alternative forms of development shall not be assumed.
 - (5) **On-site runoff and erosion control.** The applicant shall demonstrate that any adverse existing off-site runoff and erosion conditions or off-site runoff and erosion conditions which would result from the development of the OSC-PRD, are fully identified and that workable and acceptable mitigation measures are proposed as part of the submission of a final plan.
- O. Residents association.** In order to ensure that common open space and common facilities within the development will be properly maintained, each OSC-PRD shall have a residents association, which shall be in the form of a corporation, non-profit organization, or trust, established in accordance with appropriate State law by a suitable legal instrument or instruments properly recorded with the Worcester County Registry of Deeds or registered in the Worcester County Registry District

³ Editor's Note: See Ch. 119, Wetlands Protection.

of the Land Court. As part of the final OSC-PRD site plan submission, the applicant shall supply to the Planning Board copies of such proposed instruments, which shall at a minimum provide the information required by said OSC-PRD submission requirements, § 125-35L of this Bylaw, and Site Plan Rules and Regulations in effect at the time of final submission.

(1) **Responsibilities of the residents association.** Said legal instruments pertaining to the residents association shall specify that the residents association shall be solely responsible for all related improvements, and all costs associated with the operation of the development, including:

(a) Roadway maintenance.

(b) Snow-plowing.

(c) Maintenance of street lighting and on-site improvements and utilities.

P. Amendments without public hearing. Following the granting of a special permit pursuant to this Section, the Planning Board may, upon application and for good cause shown, without public hearing, amend the OSC-PRD plan solely to make changes in lot lines shown on the plan, which lot lines are not part of the perimeter of the site, or other minor engineering changes, provided, however, that no such amendment shall:

(1) Grant any reduction in the size or change in location of the open space as provided in the permit;

(2) Grant any change in the layout of the ways as provided in the permit;

(3) Increase the number of lots or units as provided in the permit; or

(4) Decrease other dimensional requirements of any lot below the minima permitted by the approval of the initial site plan and special permit.

Q. Amendments requiring public hearing. Any proposed change to an existing OSC-PRD special permit considered substantial by the Planning Board, shall require notice and a formal public hearing in accordance with Massachusetts General Laws Chapter 40A, Section 9, 11, and 15 and an amendment to the special permit decision made pursuant to this section.

OFFICE OF THE
PLANNING BOARD

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Mr. Glenn Eaton, Executive Dir.
Montachusett Regional Planning Commission
464 Abbott Avenue
Leominster, MA 01453

2 MAR. 2023

Mr. Eaton,

On behalf of the Town of Harvard I am pleased to have Frank O'Connor, Jr., Harvard's Planning Director, submit this DLTA-A request to the Montachusett Regional Planning Commission for your consideration and hopefully approval.

The Town of Harvard acting through its Transportation Advisory Committee, is an active participant in the Nashoba Regional Greenway (NRG) project. The goals of the NRG include: improving multi-modal network connectivity within the Nashoba Region; advocating for safe, practical, and convenient alternative transportation network; promoting connections to places where people live, work, and play to enhance quality of life, health, and well-being within the Nashoba region; encouraging increased access to local agriculture, waterbodies, parks, playgrounds, and conservation and recreation open spaces; providing public education and outreach to increase knowledge and awareness of alternate modes of transportation while promote bicycle and pedestrian safety and equity; work with local Town Officials and Departments, MassDOT, and Mass DCR to implement bike and pedestrian improvements.

The Town of Harvard, as part of its efforts to support this project, is collaborating with the Devens community to create a pedestrian and bicycling friendly route between Harvard and Devens that would restore for use the path from Old Mill Road to the trails on Devens using an existing Railroad underpass. This connection would link Harvard to Devens and to Ayer and the Nashoba Rail Trail without the need to use high traffic Route 110. This is a key connection goal of the NRG project. A shared use path connection requires securing the necessary easements from both the railroad and the Harvard public way (end of Old Mill Road) plot of land. A grant would be instrumental in supporting the design and engineering of this connection which involves a bridge over a small stream and proper restoration of the railroad underpass, as well as a natural trail with access for the disabled.

See <https://www.nrgreenway.org/>

Mr. O'Connor will spearhead this initiative and be working with Planning Board, Conservation, Board of Health, and ZBA as needed in order to help make this a successful undertaking. All mentioned boards and committees are aware of this application and agree that this is a much-needed project in order for the Town to be able to make informed decisions about future staffing, customer service delivery, and performing all related functions.

Thank you for your consideration of our application. We look forward to hearing from you and hopefully with good news.

Respectfully,

Timothy P. Bragan
Town Administrator



Town of Harvard
Invitation for Bid
For
Planning Consultant
RFP 2023-001

Town of Harvard
Invitation for Bid
For Planning Consultant
RFP 2023-001

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Attachments

- A. Certificate of Non-Collusion
- B. Statement of Tax Compliance

Invitation to Bid

The Town of Harvard invites proposals to provide consulting services to complete a Vision Plan and Framework for the Town's Ayer Road Corridor Commercial District, to guide the Town's development as envisioned in the 2016 Harvard Master Plan. The 2016 Harvard Master Plan describes the strong and widespread interest of residents for a re-imagined and re-vitalized Ayer Road Corridor, also known as the C District. Re-vitalization of Harvard Ayer Road Corridor includes potential changes to the Town infrastructure within the C-District including the introduction of water and sewer services, Complete Street improvements, public gathering areas and public amenities.

In 2019, the town adopted a three-phase plan for achieving desired growth in the commercial district (exhibit 3). We recently completed the first phase, a comprehensive *Market Study and Fiscal Impact Analysis*. The Town now wishes to engage a planning consultant to assist it in implementing the remainder of the project.

The remaining project will be segregated into two distinct phases: Phase Two and Phase Three.

In Phase Two, a planning consulting service will complete the Vision Plan for the Ayer Road Corridor.

The third phase will be to employ a set of zoning tools to facilitate the vision. This is anticipated to be a "form-based" zoning model that is a prescriptive, graphic-based zoning tool that pre-establishes the building form, siting and bulk. This form-based code is currently being considered as a tool in Ayer and Littleton and has already been utilized in Lowell and other communities around the U.S.

The scope of the Phase 2 work is to:

- Build upon the Phase I Market Study and Fiscal Impact Analysis (exhibit 4) to Identify options for commercial and residential development of the C-District area that address community goals of re-vitalizing the Ayer Road Corridor while preserving the small-town, historical and rural atmosphere of Harvard.
- Prepare economic impact analyses including Cost/Benefit Analyses of such options.

The scope of the Phase 3 work is to:

Assist Town Planner with the preparation of proposed zoning bylaws and associated Form Base Code that are supported by Harvard Town Boards and ready for Town meeting that will bring out of compliance zoning regulations into compliance with state and federal law.

- Assist the Town with necessary reporting for the state agencies and a Planning Assistance Grant.

Background

The Town seeks to develop the C-District into a corridor that can support commercial and residential development, redevelopment and restoration, provide amenities for the public and preserve the natural resources of the area. The town envisions clusters of mixed-use sites that include retail, residential, and residential service businesses with connected walkways and open spaces. A commercial district that presents itself as a small-town New England village while reflecting the history of Harvard as a farming village is a vision shared among many residents.

The Town may need to provide modern waste management infrastructure to the C-District to address and mitigate potential health threats from failing septic systems in and around the Ayer Road Corridor, the opportunity to encourage property owners, residents, and other stakeholders to carefully consider a fresh look and take appropriate action has arisen. Potential questions and issues that may be addressed include:

- What combinations of commercial and residential, and mixed-use sites provide the greatest benefits to the Town? Consider economic, social, environmental, and public safety-related including traffic flow and transportation, and pedestrian access
- What is the appropriate scale of development? What scale can be supported within the district, and how do stakeholders feel about development at that scale? Does the Town prefer to limit potential economic, commercial and residential gains by emphasizing small scale changes?

The process for determining proposed changes to zoning bylaws and developing alternative visions for how the C-District might be developed need to include extensive outreach to and input from all stakeholders including Town residents, business and property owners, Town Counsel, and Town Boards and Committees. Any proposed zoning regulations and strategies designed to foster development and re-vitalization of the C District need to protect the small-town, historic and rural atmosphere that defines Harvard. All models showing development options for the C-District must include an economic impact analysis measuring the costs and benefits to the Town and stakeholders.

II. SCOPE OF WORK

- a. Conduct a minimum of three community-wide meetings and forums to gather input from Town residents in addition to meeting with Town Boards, Committees and officials and property and business owners, as needed.
- b. Use 3-D Computer Aided Design (CAD) software to develop four different architectural/landscape renditions of potential Ayer Road Corridor solutions. CAD design software may include, but not be limited to, Sketchup Pro and Turbo CAD Deluxe capable of generating animations in which lot coverage and building heights can be dynamically altered. One rendition shall be based on the existing conditions of the C-District. The remaining three shall each present varying density and different types of structures, including those of varying heights, and which may require changes in zoning bylaws.
- c. Using the four renditions prepared in h, above, prepare an economic impact analysis of each, using (at a minimum) the US Bureau of Economic Analysis and the Bureau of Canadian Statistics, as standards.
 - 1) Include current trends in U.S. retail industry along with trends in housing in Harvard and in the I-495 corridor and other pertinent factors developed in consultation with the Town.
 - 2) Compare and contrast the results of the Weitzman economic impact analyses with the vision and goals set out in the 2017 Harvard Master Plan.
- d. Prepare renditions created in h, above, in a form suitable for inclusion in Harvard's website and in a format that allows users to see each rendition with brief descriptions and associated economic impact analysis.
- e. Present final plans and recommendations to the Town via community-wide forum, meetings with Town Boards and Committees and at Town Meeting.
- f. Framework Paper: Work with Town Counsel to advise and inform the Town concerning results of initial assessments of zoning bylaws. Present framework paper with initial results and assessments. Outline policy decision points and gather feedback from Planning Board, Board of Selectmen, residents, property owners, and business owners.
- g. Outline Zoning Bylaw Amendments: Assist Town Counsel with the formulation and presentation to Board of Selectmen, Planning Board, and Master Plan Implementation Committee of an outline and descriptions of zoning bylaw changes and any necessary mapping that address limitations found therein, including but not limited to: housing, amenities, parking, building height, sustainable land use, contributing to Town revenues and cost, infrastructure changes in the C-District, historic resources, and economic factors such as those affecting retail industry.

h. First Reading, Second, and Third Draft Zoning Bylaw Amendments: Work with Town Counsel to formulate and present to Board of Selectmen, Planning Board, and staff rationales for such alterations to zoning bylaws, including any necessary mapping that reduce and/or eliminate such limitations that impede revitalization of the Harvard Ayer Road Corridor as described in the 2016 Harvard Master Plan and 2023 Weitzman Report including but not limited to: housing, amenities, parking, building height sustainable land use, contributing to Town revenues and cost, infrastructure changes in the C District, historic resources, and economic factors such as those affecting retail industry.

i. Public Outreach for First, Second, and Third Reading Draft Zoning Bylaw Amendments: Outreach to current property owners in the Harvard C-District, residents and stakeholders. Present first, second, and third reading drafts and descriptions of zoning bylaw amendments and associated mapping, including the rationales that reduce or eliminate limitations that might impede revitalization of the Harvard Ayer Road Corridor as described in the 2016 Harvard Master Plan.

j. Final Draft Zoning Bylaw Amendment for Public Hearing: Assist Town Counsel with drafting and presenting final draft Zoning Bylaw Amendment(s) and proposed map amendment(s) to the Planning Board for a Public Hearing and submission to Town Meeting for approvals. Prepare public outreach documents for the Public Hearing and in preparation for Town Meeting, including any maps. Assist Town Counsel with drafting Planning Board regulations to implement proposed zoning bylaw amendments.

k. Provide required reporting information for state agencies and Planning Assistance Grant.

III. MINIMUM QUALIFICATIONS

- a. The firm and its team must have at least five years' experience in urban design, urban economics, planning, public policy, management consulting, architecture, and statistics. b. The principal and project manager to be assigned to this project must be available for meetings with the Town on days or evenings, as required.
- c. The firm must have previous experience in the management of public information processes, conducting assessments, and drafting of municipal zoning regulations. Completion of two such projects in municipalities in Massachusetts within the last five years is required, and completion of at least five overall is desired.
- d. The firm must have proven experience in the public sector and working with federal state and municipal agencies and neighborhood as well as business organizations. e. The volume of the firm's current and projected workload must not adversely affect its ability to immediately initiate work and to follow through with the project in a timely and professional manner. The firm and all team members must be capable of devoting a significant amount of time in this project in order to complete the work within the schedule outline in this RFP.
- f. Significant experience developing and implementing public participation techniques such as holding public stakeholder and neighborhood meetings conducting key persons interviews and developing citizen surveys.

Timeline and Period of Performance

Contract Value: Not to Exceed \$240,000

Phase Two: \$220,000, 9 months

Phase Three: \$20,000, 9 months.

Phase Three shall be submitted as an Add Alt. / option, and will be authorized upon completion of an interim review of the Phase Two progress.

Proposals Due: 30 June 2023

Evaluations Complete - initial notifications: 25 July 2023

Contract Award, Phase Two Authority to Proceed: No Later Than 1 Sep 2023

Interim (Phase Two) Review: No Later Than 20 December 2023

Phase Three Option Exercise and Authority to Proceed: 3 Jan 2024

Phase Two Vision Plan Final Submission: 1 April 2024

Phase Three Master Final Development Plan and Code Report: 30 MAY 2024

IV. COMPARATIVE EVALUATION CRITERIA

The selection committee will review all proposals to determine which contain all proposal submission requirements and meet the minimum qualifications. Those that do not will be not accepted. Those proposals that contain all proposed submission requirements and meet the minimum qualifications may be asked for interview and will be evaluated based on the following comparative evaluation criteria:

a. **Staffing plan and methodology:** including the professional qualifications of all project personnel with particular attention to training, educational background, and professional experience. Demonstrated expertise and experience of the principal in charge project manager and other key personnel, and any consultants to be assigned to the project, including professional registration of the consultants and their qualifications:

Highly advantageous: the plan of services proposes a detailed, logical, creative and highly efficient scheme for producing a complete project that addresses all of the required issues and meets all of the minimum applicant qualifications detailed in Minimum Qualifications.

Advantageous: the plan of services proposes a credible scheme for producing a complete project that addresses all of the required issues and meets all of the minimum applicant qualifications detailed in minimum qualifications.

Not advantageous: the plan of services is not sufficiently detailed to fully evaluate, or the plan does not contain all the components necessary to produce a complete project that addresses all of the required issues and meets all the minimum applicant qualifications detailed in minimum qualifications.

Unacceptable: the plan of services does not meet all of the minimum applicant qualifications detailed in minimum qualifications.

b. **Depth of experience** with similar projects, and prior experience with public contracts and relevant codes, laws, regulations, economic impact analyses in the urban setting, design and architecture:

Highly advantageous: the consultant has at least five years of experience consulting with municipalities on projects of similar size and scope to this project.

Advantageous: the consultant has at least three years of experience consulting with municipalities on projects of similar size and scope of this project.

Not advantageous: the consultant has had less than three years of experience but more than one year consulting with municipalities on projects of similar size and scope to this project.

Unacceptable: the consultant has less than one year of experience consulting with municipalities on projects of similar size and scope in this project.

c. **Ability and knowledge** to serve as a resource to the town as evidenced by direct involvement in (1) project utilizing innovative zoning techniques, (2) projects involving public-private ventures and innovative economic development practices, (3) projects utilizing mixed-use smart growth revitalization strategies, (4) ability to create and use dynamic architectural renditions of urban development projects suitable for deployment in mixed media including websites, and (5) ability to use cost/benefit analytic techniques and other economic impact assessment tools appropriate and valid to provide outcome models suitable for the urban setting, as well as available to aid public understanding of options.

Highly Advantageous: substantial involvement i.e. lead consultant in each of the five types of projects specified.

Advantageous: involvement in each of the five types of projects specified.

Not Advantageous: involvement in at least two of the five types of projects specified.

Unacceptable: involvement and no more than one of the five types of project specified.

d. **Strength and credibility of client references**: prior client satisfaction with working relationship, project management, capabilities, and technical expertise in developing similar projects:

Highly Advantageous: more than four clients who consider consultant's service satisfactory or better.

Advantageous: only three clients who consider consultant's services satisfactory or better.

Not Advantageous: only two clients who consider consultant's services satisfactory or better.

Unacceptable: fewer than two clients who consider client services satisfactory, or better or three or more clients who consider your services unsatisfactory.

e. **Desirability of approach** to the project as well as a demonstrated understanding of all project components and public outreach needs. Harvard places a premium on the applicant's approach to the project and the ability to present a program of services which complies with the required project scope in a manner which is clear, concise and complete with respect to required activities and creative with respect to including unique or fresh methods of gathering input and presenting concepts.

Highly advantageous: the response contains a clear, creative, and comprehensive plan that addresses all of the project objectives stated in the RFP.

Advantageous: the response contains a clear plan that addresses most of the project objectives stated in the RFP.

Not Advantageous: the response does not contain a clear plan that addresses most of the project objective stated in the RFP.

Unacceptable: the response does not contain any plan to address the project objectives stated in the RFP.

f. **Demonstrated ability** to meet project budget and project schedule.

Highly Advantageous: all of the consultant's references indicate that the projects on their behalf were completed within budget and on schedule with minimal insignificant delays.

Advantageous: one of the consultant's references indicates a project was not completed within budget attributable to the consultant or with substantial delays attributable to the consultant and no current project or project completed in the last three years has experienced substantial delays attributed to the consultant.

Not Advantageous: two of the consultant's references indicate that the project was not completed within budget attributable to the consultant or was completed with substantial delays attributable to the consultant, and no current project completed in the last year experienced substantial delays attributable to the consultant.

Unacceptable: more than two of the consultant's references indicate that the project was not completed within budget attributable to the consultant or was completed with substantial delays attributable to the consultant.

g. **Familiarity with the Town of Harvard**:

Highly Advantageous: very familiar with the Town of Harvard.

Advantageous: some familiarity with the Town of Harvard.

Not Advantageous: minimal familiarity with the Town of Harvard.

Unacceptable: unfamiliar with the Town of Harvard.

V. PROPOSAL SUBMISSION REQUIREMENTS

Submission of a technical and a price proposal is required. The price proposal must be sealed and submitted separately from the technical proposal. ***The deadline for submitting proposals either in person or by mail is 3:00 PM on Thursday, April 27, 2023. Late proposals will be rejected. Postmarks will not be considered. Proposals must be addressed to Town of Harvard, Town Administrator's Office; 13 Ayer Road, Harvard, MA 01451.***

a. Technical Proposal: Five (5) printed copies of the technical proposal must be submitted in a sealed envelope, along with one electronic version on a USB stick, clearly marked:

PROPOSAL ENVELOPE A – *TECHNICAL PROPOSAL*

TOWN OF HARVARD – PLANNING CONSULTANT

Consultant Name:

The Technical proposal must contain the following information:

1) **Cover Letter**: a cover letter introducing the Consultant (firm) and the proposal Consultant team, including sub-consultants, and identifying the project manager and the name, title, address and telephone number of the person with authority to negotiate and contractually commit to all services. The cover letter shall be signed as follows: (1) if the respondent is an individual, by her/him personally; (2) if the respondent is a partnership, by the name of the partnership, followed by the signature of each general partner; and (3) if the respondent is a corporation, by the authorized officer, whose signature must be attested to by the Clerk/Secretary of the corporation and the corporate seal affixed.

2) **Table of Contents and page numbers**

3) **Statement of Project Understanding and Approach**: A statement, not exceeding three pages, that describes the Consultant's understanding of the project, the Consultant's approach, and key considerations and guideposts that, in the Consultant's view, are essential to project success.

4) **Scope of Services**: A proposed scope of services that is detailed and responsive to the project as outlined in this RFP.

- The scope must be detailed by tasks (and subtasks if appropriate) beginning with the tasks identified in this RFP and expanding where the consultant feels is appropriate and necessary.

- It needs to be organized chronologically in clearly defined phases, milestones, or components with proposed completion dates for each. Tasks may overlap or run simultaneously.
- Include an estimated schedule of hours that the Consultant expects to spend on the various project tasks and sub-tasks, broken down by project team member.
- The Town's staffing resources are limited. The proposed scope must, to the extent necessary, define what organizational support would be needed from the Town.

5) **Project Team:** Provide the names and specific educational backgrounds, qualifications and expertise of all professional members of the Consultant's and sub consultant's (if any) project team who will perform the work related to some or all of the project tasks. Identify the person who will be the project manager with ultimate responsibility for the work.

6) **Relevant Experience and Prior Performance:** Provide details of relevant experience and prior performance for all the members of the Consultant team, including the sub-consultant's team members if any.

7) **References:** Respondents shall provide at least three references.

8) **Competing Commitments:** Respondents shall disclose any commitments that they may have that may compete or interfere with the respondent's ability to perform the Project in an expedient manner.

9) **Certificates:** signed certificates of non-collusion and tax compliance attached to this RFP.

b. **Price Proposal:** Five (5) printed copies of the price proposal are required for submission. The price proposals must be submitted separately from the technical proposal, and sealed in a separate envelope marked:

PROPOSAL ENVELOPE B – *PRICE PROPOSAL*

TOWN OF HARVARD – PLANNING CONSULTANT

Consultant Name:

The price proposal must contain:

- 1) The proposed fee for the entirety of all services proposed in the technical proposal, including but not limited to travel, meetings, telephone, postage, and reproduction.
- 2) A breakdown of the professional service fees by each task and sub-task as shown in the Technical Proposal.
- 3) The hourly rates to be charged by the Consultant for services performed by each team member.
- 4) Consultants must agree to honor price quotes until July 6, 2023.

Proposal Form

All proposals shall be received and evaluated in conformance with the requirements of Applicable Law and the RFP.

Each proposal set must clearly state “Non-Price Services Proposal” and include a separate sealed envelope containing a “Price Proposal.”

A proposal Selection Committee shall separate the “Price Proposal” from the “Non-Price Services Proposal”. The “Price Proposal” will not be opened until a review and ranking of the Services “Non-Price Services Proposal” by the Selection Committee.

The Selection Committee will determine whether the Non-Price Proposals contain all Proposal Submission Requirements and meet the Minimum Qualifications set forth herein. Failure of a proposal to contain any proposal submission requirement(s) and/or meet a minimum qualification will disqualify the proposal from further consideration. The Committee shall state in writing its reason for disqualifying any proposal.

Modification of Proposals

A Consultant may correct or modify a proposal by written notice received by the Town prior to the receipt deadline. Modifications must be submitted in a sealed envelope clearly labeled “Modification No. .” Each modification must be numbered in sequence, and must reference the original RFP.

After the receipt deadline, a Consultant may not change any provision of the proposal in a manner prejudicial to the interests of the Town or fair competition. Minor informalities will be waived or the Consultant will be allowed to correct them. If a mistake and the intended proposal are clearly evident on the face of the document the mistake will be corrected to reflect the intended correct proposal, and the Consultant will be notified in writing; the Consultant may not withdraw the proposal. A Consultant may withdraw a proposal if a mistake is clearly evident on the face of the document, but the intended correct proposal is not similarly evident.

Withdrawal of Proposals

Proposals may be withdrawn prior to the time of receipt of proposals, only on written request to the Town. No Consultant shall withdraw his proposal within a period of sixty (60) days after the date set for the receipt of proposals.

Unexpected Closures

If at the time of the scheduled receipt deadline, the Town Offices are closed due to uncontrolled events such as fire, snow, ice, wind, building evacuation, etc. the receipt of proposals will be postponed to the next normal business day at the time posted in the request for proposals. Proposals will be accepted until that date and time.

Rule for Award of Contract

A contract will be awarded to the Consultant offering the most advantageous proposal, taking into consideration all evaluation criteria as well as price. The Town reserves the right to reject any or all proposals as it deems to be in the best interest of the Town.

Execution of Contract

Upon the acceptance of selected consultant's submittal, the Town will incorporate into its Standard Contract, appropriate specifics for this procurement and submit the contract to the successful consultant for signing. In the event that the selected consultant fails, neglects or refuses to execute the contract within a specified number of days after receiving a copy of the contract from the Town, the Town may at its option terminate and cancel its action in awarding the contract and the contract shall become null and void and of no effect.

Incorporated by reference into the contract to be executed by the Town and the selected consultant will be all of the information presented in or with this RFP and the accepted portions of the consultant's response thereto.

DRAFT

ATTACHMENT A
CERTIFICATE OF NON-COLLUSION

The undersigned certifies under the penalties of perjury that this bid or bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Signature of person submitting contract/bid _____
Date

Name of Business

ATTACHMENT B
STATEMENT OF TAX COMPLIANCE

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

*Social Security Number or
Federal Identification Number*

*Signature of Individual or
Corporate Name*

Date

Corporate Officer (if applicable)

Office of the
Planning Board

13 AYER ROAD, HARVARD, MA 01451 978-456-4100, ext. 323



March 2, 2023

James.Eldridge@masenate.gov

Senator Jamie Eldridge
24 Beacon St.
Room 511-C
Boston, MA 02133

Danillo.Sena@mahouse.gov

Representative Danillo Sena
24 Beacon St.
Room 39
Boston, MA 02133

Re: Open Meeting Law- Remote Meeting Provisions

Senator Eldridge and Representative Sena:

At the end of March, the people of Massachusetts are set to lose an extremely powerful provision of the modifications to the Open Meeting Law, the ability to meet remotely. We appreciate your partnership in advocating for the best interests of the residents of Harvard and are requesting that you join the effort to allow remote meetings to continue.

The participants in public meetings have effectively utilized the ability to meet remotely for the past three years. In addition to helping to protect the health of meeting participants, the remote meeting process has provided a powerful tool that increases public access and impact on the municipal decision-making process. We encourage you to support allowing this important function to continue.

The following are just some of the reasons why this Board supports remote meetings:

- Remote meetings minimize the transmission of viruses. COVID-19, RSV, and Seasonal Flu are still very active. Last year at this time, controlling the transmission of these air borne diseases was a major driver in extending the ability to meet remotely. While rising, falling, and mutating, these diseases will persist for the foreseeable future. Many meeting rooms are not designed with adequate air changes, filtration, or physical space to effectively prevent virus transmission. Many Board members and meeting participants are at-risk individuals. Remote meetings allow meeting participation while minimizing disease exposure to both meeting members and participants.

- Remote meetings provide personal safety. Especially with part-time boards and committees in smaller communities, in-person evening meetings do not provide security and personal protection for meeting participants. Remote meetings provide this needed security.
- Remote meetings provide ease of documentation and public access. The Town's public access cable television regularly broadcasts and posts to its web page the Zoom recordings of public meetings. This provides at-will public access to all meeting activities.
- Remote meetings provide and encourage increased public participation. This is extremely important. Public access and participation are at the core of the reason for the Open Meeting Law. Through the remote meeting process, citizens can view and speak at any meeting, in real time, from any location. This is accomplished much more effectively using remote meetings with our evening meetings, especially in inclement weather.
- Remote meetings allow compliance with established meeting schedules. This is especially important with a five-member Board. Remote meetings allow Member participation during illnesses, travel, and vacations.
- Remote meetings provide convenience, accessibility, and reduced cost of consultants and support personnel. A majority of the support staff who regularly attend public meetings do not live in the Town of Harvard. Remote access allows a higher level of town and consultant participation with a reasonable time commitment and without reimbursement for travel expenses. Minimizing unproductive travel time encourages communications, improves project effectiveness and reduces external costs.
- Remote meetings conserve energy and reduce greenhouse gases. Many Boards and committees meet at times when public buildings are not normally occupied. Complying with the in-person meeting requirement of the OML results in the needless consumption of large quantities of energy to heat, cool and light public buildings as well to transport attendees to the meetings. This energy use can be eliminated through the use of remote meeting.

Thank you for your support of remote meetings to increase government access and to protect the health and safety of the citizens of this community.

For the Harvard Planning Board,

Richard Cabelus, Chair

SITE DATA

LOT AREA: 11.03± AC. (480,379± SF)
 WATER SUPPLY: PUBLIC WATER SUPPLY
 APPROXIMATE WATER USE: 1,622 GPD FOR BLDG A,
 930 GPD FOR BLDG B,
 600 GPD FOR BLDG C
 SEWAGE DISPOSAL: ONSITE SEWAGE DISPOSAL SYSTEM
 APPROXIMATE SEWAGE FLOW: 1,622 GPD FOR BLDG A,
 930 GPD FOR BLDG B,
 600 GPD FOR BLDG C
 ZONING DISTRICT: COMMERCIAL - C
 OVERLAY DISTRICT: WIRELESS COMMUNICATION
 PROPOSED GFA:
 BUILDING A: 29,998 SF
 BUILDING B: 11,400 SF
 BUILDING C: 8,000 SF
 TOTAL: 49,398 SF (10.28% OF 480,379 SF)

Ayer Road Village Special Permit & Mixed Use Village Development 203 AYER ROAD HARVARD, MA

GENERAL NOTES

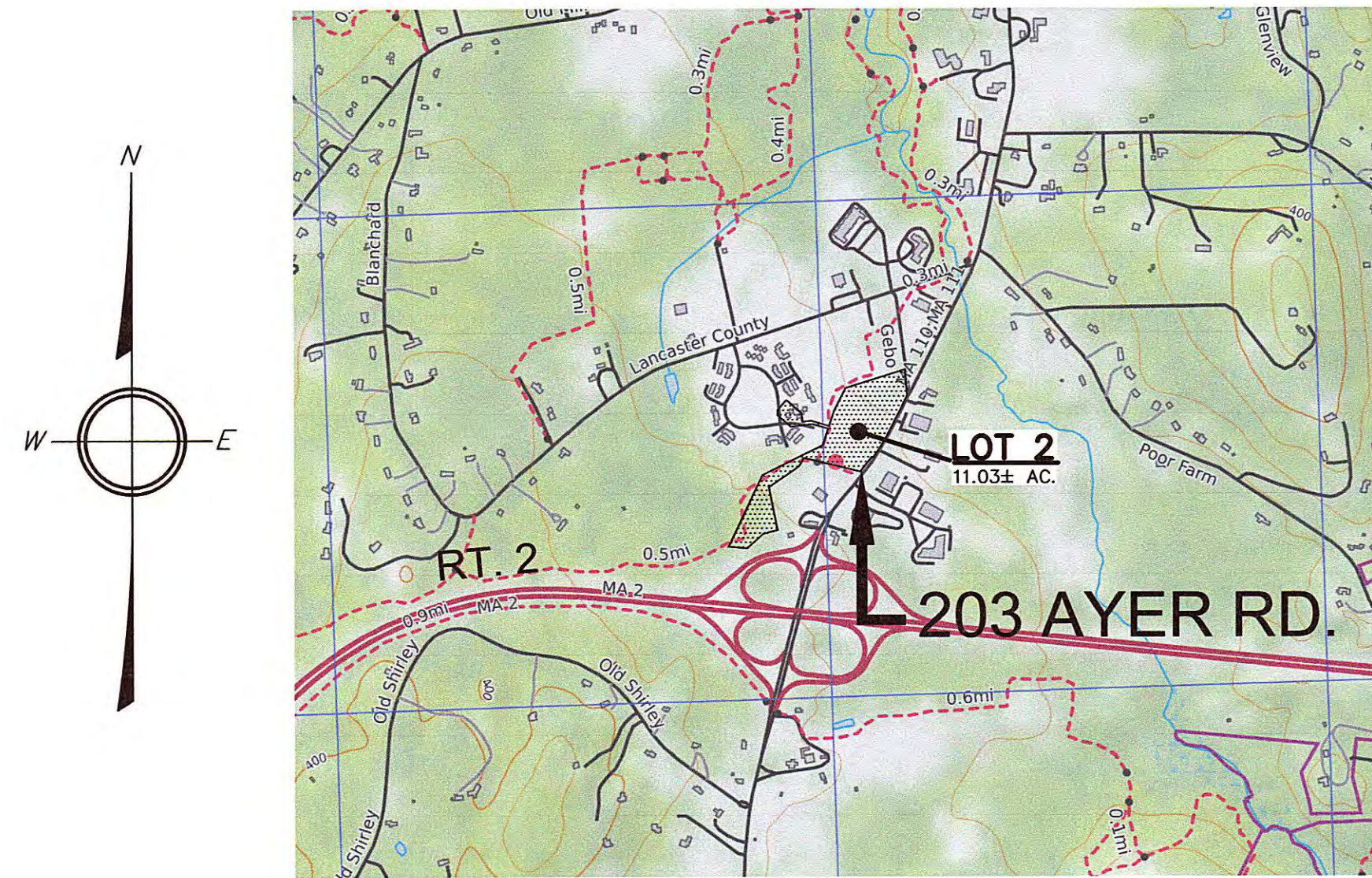
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS 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 STRAW WATLES 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 HDP 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 WATER SUPPLY IMPROVEMENTS SHALL CONFORM TO TOWN OF HARVARD REQUIREMENTS.
- CONSTRUCTION OF DOMESTIC WATER SUPPLY IMPROVEMENTS SHALL CONFORM TO UTILITY OWNER 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

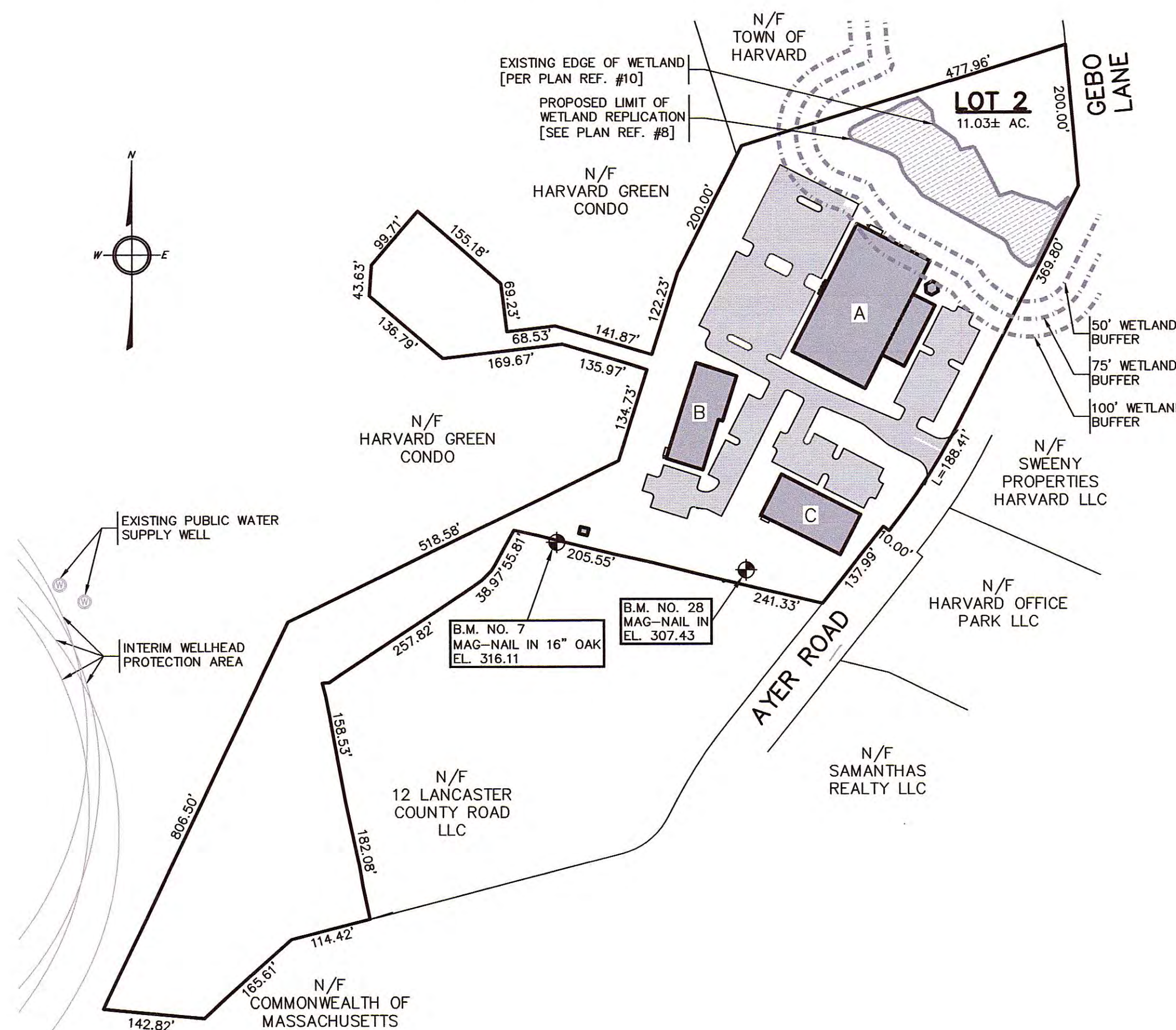
- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 888.344.7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE TWENTY-FOUR (24)-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL 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.

PLAN REFERENCES

- "SUBSURFACE SEWAGE DISPOSAL SYSTEM-UPGRADE-203 AYER ROAD, HARVARD, MA" PREPARED FOR WHEELER REALTY TRUST BY GOLDSMITH, PREST & RINGWALL, INC. DATED FEBRUARY 2022, REVISED THROUGH 7/25/22. GPR JOB #201009A.
- "SUBSURFACE SEWAGE DISPOSAL SYSTEM FOR: LOT 2 AYER ROAD, HARVARD MA" DESIGNED FOR GEBO LANE REALTY TRUST & BERNICE TAVERAS. BY GOLDSMITH, PREST & RINGWALL, INC. DATED MARCH 1998. GPR JOB #97-264.
- "LOT 2, AYER ROAD, SEWAGE DISPOSAL WORKS CONSTRUCTION PERMIT" ISSUED BY THE HARVARD BOARD OF HEALTH, OWNED BY BERNICE TAVERAS & GEBO LANE REALTY TRUST. DATED JULY 10, 1998.
- "PARTIAL CONSTRUCTION RECORD PLAN-SUBSURFACE SEWAGE DISPOSAL SYSTEM-LOT 2 AYER ROAD, HARVARD, MA" PREPARED FOR GEBO LANE REALTY TRUST & BERNICE TAVERAS BY GOLDSMITH, PREST & RINGWALL, INC. DATED NOVEMBER 1998. GPR JOB #97-264.
- "SUBSURFACE SEWAGE DISPOSAL SYSTEM-CONSTRUCTION RECORD PLAN" PREPARED FOR HARVARD GREEN DEVELOPMENT CORP. BY GOLDSMITH, PREST & RINGWALL, INC. DATED MARCH 18, 1997. REVISED THROUGH 7/2/98.
- "PLAN OF LAND, HARVARD, MASSACHUSETTS" PREPARED FOR HARVARD GREEN DEVELOPMENT CORP. BY DILLIS & MISCHÉ, INC., SCALE 1" = 80'. DATED SEPTEMBER 1997. APPROVED ON 9/22/97.
- "SUBSURFACE SEWAGE DISPOSAL SYSTEM" PREPARED FOR HARVARD GREEN DEVELOPMENT CORP. BY GOLDSMITH, PREST & RINGWALL, INC., PLAN NO. 96-507;SDS01, DATED MARCH 1997, REVISED JUNE 23, 1997.
- "COMMERCIAL DEVELOPMENT - NOTICE OF INTENT - 203 AYER ROAD, HARVARD, MA" PREPARED FOR YVONNE CHERN AND WHEELER REALTY TRUST BY GOLDSMITH, PREST & RINGWALL, INC. DATED MARCH 2022. GPR JOB #211009.
- "COMMERCIAL DEVELOPMENT-203 AYER ROAD, HARVARD, MA" PREPARED FOR WHEELER REALTY TRUST BY GOLDSMITH, PREST & RINGWALL, INC. DATED JULY 2021. REVISED THROUGH 09/09/21. GPR JOB #211009A.
- "WPA FROM 5-ORDER OF CONDITIONS-203 AYER ROAD, HARVARD MA" PREPARED FOR WHEELER TRUST BY THE HARVARD CONSERVATION COMMISSION. DATED 09/30/21. MASS DEP FILE #177-0707.
- "BACKWASH DISPOSAL SITE PLAN - 196 AYER ROAD HARVARD, MA 01451" PREPARED FOR AYER ROAD PROPERTIES, LLC, BOWERS BROOK, LLC AND WHEELER REALTY TRUST BY PROVENCHER ENGINEERING, LLC. DATED AUGUST 19, 2013. REVISED 08/19/13.
- "BRP WP70 ALTERNATIVE DESIGN FLOW FOR TITLE 5 SYSTEM - HARVARD BADMINTON CENTER, 203 AYER ROAD, HARVARD, MA 01451" AS ISSUED BY MASSEEP, DATED JULY 5, 2022. TRANSMITTAL NUMBER 22-WP70/DA-002-APP.
- "203 AYER RD" PHOTOMETRIC LIGHTING PLAN - BUILDING A, PREPARED FOR GOLDSMITH, PREST & RINGWALL, INC. BY MAXLITE, DATED SEPTEMBER 9, 2022.
- "203 AYER RD BUILDINGS B -C" PHOTOMETRIC LIGHTING PLAN, PREPARED FOR GOLDSMITH, PREST & RINGWALL, INC. BY MAXLITE, DATED DECEMBER 6, 2022.



VICINITY MAP
 SCALE: 1" = 1,000'



PLOT PLAN
 SCALE: 1" = 150'

ZONING

Parameter	Underlying District		Ayer Road Village Special Permit		Remarks
	Zoning Section	Requirement	Zoning Section	Requirement	
Zoning District	125-23	Commercial - C	125-23	Commercial - C	
Overlay District	125-42		125-42		Wireless Communication Overlay District
Proposed Use	125-14.D	Large-scale Commercial Use	125-14.D	Large-scale Commercial Use	Planning Board Special Permit Required for use
	125-12	Small-scale Commercial Use	125-12	Small-scale Commercial Use	Allowed
	125-13	Medium-scale Commercial Use	125-13	Medium-scale Commercial Use	Allowed
	125-13.Z	Multi-Family	125-13.Z	Multi-Family	Allowed
Lot Area	125-29.B.1	1.5 AC	125-29.B.1	1.5 AC	11.03 AC (480,379 sf)
Frontage	125-29.B.2	180 FT	125-52.B	300 FT	904 FT of frontage provided
Lot Width	125-29.B.2	200 FT at 120 FT from roadway center line	125-52.G.1(a)	300 FT	200 ft lot width provided
Lot Shape	125-29.1	30 max build factor			8.88 build factor
Yard					
	Front 125-30.E.4	20 FT, 60 ft abutting AR district			Underlying District setbacks met
	Side & Rear 125-30.E.3	20 FT, 60 ft abutting AR district			Underlying District setbacks met
Total Floor Area	125-30.B	10% of land area	125-52.G.2	20% of land area	
Building Height	125.30.C	35 FT, 3 stories Max.			< 35 ft provided
Parking	125-39.A.3	20-ft wide green area every 160 ft			Alternatively, 10-ft wide green area every 80 ft of length
	125-39.A.3.(a)	9x19ft stall with 24' aisle			
Open Area					
	Buffer Strip 125-39.C.1	20-ft buffer strip around perimeter			
	Total Green Area 125-39.C.2	50% of lot area			74.7% Green Area Provided
Wetlands Bylaw	local bylaw	No Structure within 75 ft. No distance within 50 ft. within 200 ft of wetbank			from edge of wetlands and water bodies
MEP Floodplain					none on site
WPA					none on site

NOTES:
 [1] Reference to section of the Protective Bylaw, where applicable

ABBREVIATIONS:
 SF=Square feet; FT=feet; AC=acres; PB=Planning Board; ZBA=Zoning Board of Appeals; WPA=interim wetland protection area; OSPD=Open Space Preservation Development

PARKING COMPUTATIONS

USE	REQUIRED SPACES	PROPOSED SPACES (# OF HANDICAP SPACES)
Building A	N/A	120 (5)
Building B	N/A	24 (1)
Building C	N/A	25 (1)

COVERAGE COMPUTATIONS

PARAMETER	AREA (ACRES)	AREA (SQARE FEET)	FRACTION OF TOTAL LOT AREA (%)
EXISTING CONDITION			
Lot Area	11.03±	480,379±	100%
Building Footprint	0	0	0%
Other Impervious Area	0	0	0%
Total Impervious Coverage	0	0	0%
DEVELOPED CONDITION			
Lot Area	11.03±	480,379±	100%
Building Footprint	0.98±	42,613±	8.9%
Other Impervious Area	1.81±	78,757±	16.4%
Total Impervious Coverage	2.79±	121,370±	25.3%

SHEET INDEX

- C1.1 TITLE SHEET
- C2.1 EXISTING CONDITIONS PLAN
- C3.1 SITE UTILITIES PLAN
- C3.2 SITE LAYOUT PLAN
- C4.1 GRADING AND PAVING PLAN
- C4.2 DRAINAGE PLAN
- C5.1 EROSION AND SEDIMENT CONTROL PLAN
- C6.1 CONSTRUCTION DETAILS
- C6.2 CONSTRUCTION DETAILS
- C6.3 CONSTRUCTION DETAILS
- L-1.01 PLANTING PLAN (BY FISHER DESIGN GROUP)

ASSESSORS REFERENCE

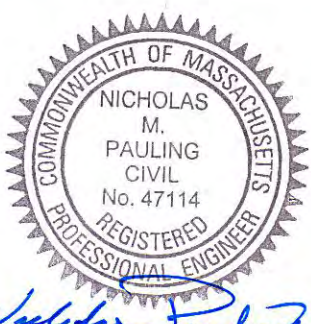
ASSESSORS PARCEL # 008-062-002
 OWNER PER ASSESSOR RECORD:
 WHEELER REALTY TRUST
 200 AYER ROAD
 HARVARD, MA 01451

APPROVED BY THE
 HARVARD PLANNING BOARD

_____ CHAIR
 _____ APPLICATION FILED _____
 _____ HEARING DATE _____
 _____ PLAN APPROVED _____

DRAWING ISSUED FOR:

- CONCEPT
- CONSTRUCTION
- PERMIT
- CONSTRUCTION RECORD



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NO.	DATE	BY	APP.	REVISION DESCRIPTION
2	3/2/23	JFB	NMP	MUVD & PEER REVIEW COMMENTS
1	7/25/22	LT	NMP	PEER REVIEW COMMENTS



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**COMMERCIAL DEVELOPMENT
 SPECIAL PERMIT**

TITLE SHEET

**203 AYER ROAD
 HARVARD, MA**

PREPARED FOR:
 YVONNE CHERN
 7 GREEN WAY
 WAYLAND, MA 01778

WHEELER REALTY TRUST
 198 AYER ROAD
 HARVARD, MA 01451

DES. BY: MCL DATE: MARCH 2022 JOB 211009 **C1.1**
 CHK. BY: NMP

ELEVATION DATUM
DATUM: NAVD 1988

B.M. NO.1

LEGEND

- EXISTING
- 100' 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
 - DRAIN
 - FOUNDATION DRAIN
 - CATCH BASIN
 - DRAIN MANHOLE
 - DEEP SOIL OBSERVATION HOLE
 - SITE LUMINAIRE
 - SIGN
 - STONE BOUND
 - DRILL HOLE
 - IRON ROD

ABBREVIATIONS

- | | | | |
|------|-------------|------|---------------------------|
| EL. | ELEVATION | HDPE | HIGH DENSITY POLYETHYLENE |
| INV | INVERT | PVC | POLYVINYL CHLORIDE |
| SF | SQUARE FEET | RCP | REINFORCED CONCRETE PIPE |
| AC | ACRES | N/F | NOW OR FORMERLY |
| FT | FEET | VP | VERNAL POOL |
| R | RADIUS | WF | WETLAND FLAG |
| DIA | DIAMETER | TW | TOP OF WALL |
| BIT | BITUMINOUS | BW | BOTTOM OF WALL |
| CONC | CONCRETE | FG | FINISH GRADE |
| L | LENGTH | BSMT | BASEMENT |
| S | SLOPE | FF | FINISH FLOOR |

EXISTING CONDITIONS NOTES:

- EXISTING CONDITION INFORMATION BASED ON AN ON-THE-GROUND TOPOGRAPHIC SURVEY PERFORMED BY GOLDSMITH, PREST & RINGWALL, INC. DURING JUNE 2021 & SUPPLEMENTED WITH CONSTRUCTION RECORD INFORMATION SHOWN ON PLAN REF. #4 & #5.
- THE EDGE OF WETLAND DELINEATED BY MATTHEW S. MARRO ENVIRONMENTAL CONSULTING, INC. DATED JUNE 2021. PER ORDER OF CONDITIONS DEP FILE #177-0707 (PLAN REF. #10).
- SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON PLAN REF. #11.
- SEE COVER SHEET FOR PLAN REFERENCES.

DRAWING ISSUED FOR:

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



NO.	DATE	BY	APP.	REVISION DESCRIPTION
2	3/2/23	--	--	MUVD & PEER REVIEW COMMENTS
1	7/25/22	--	--	NO CHANGES ON THIS SHEET

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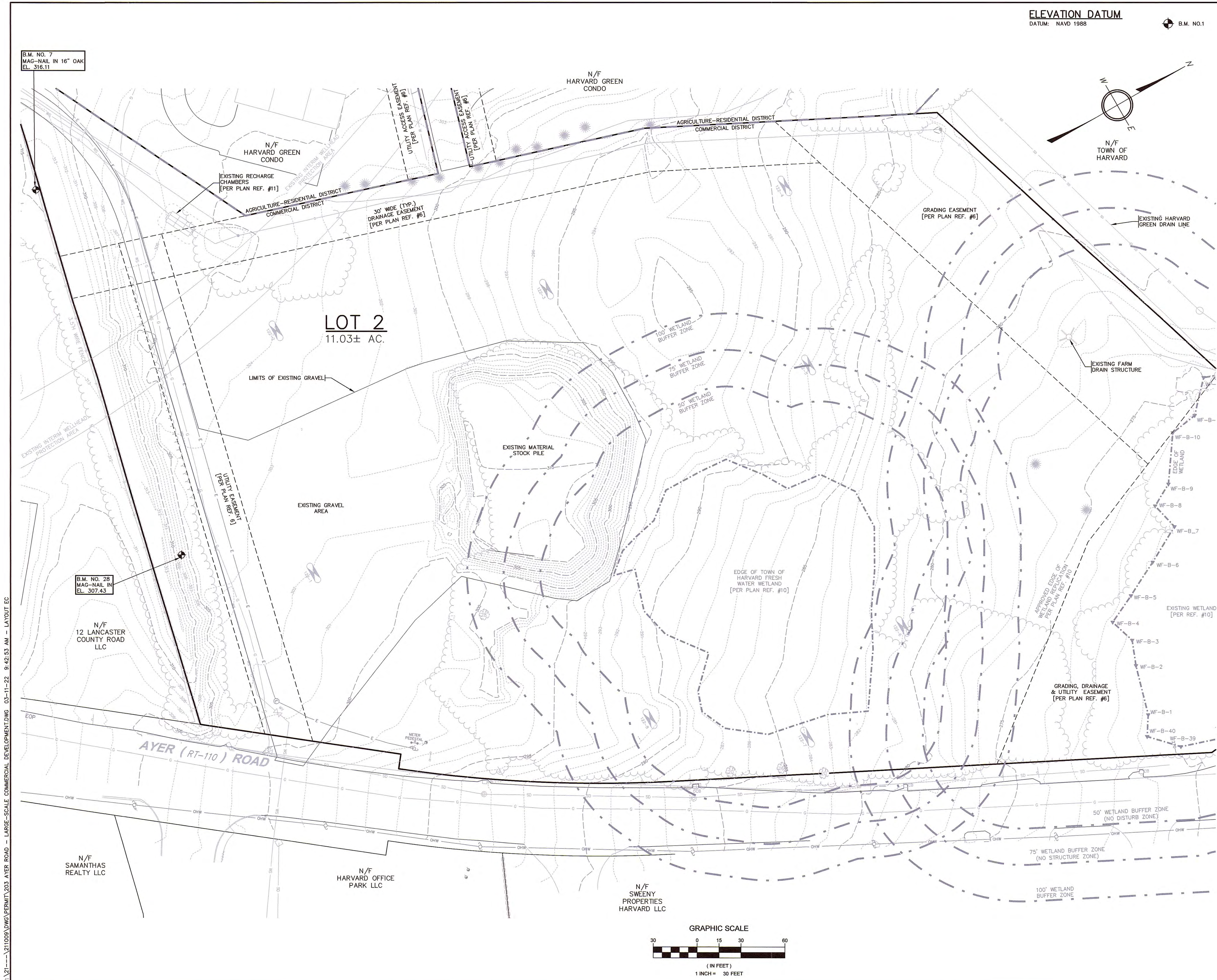
COMMERCIAL DEVELOPMENT
SPECIAL PERMIT
EXISTING CONDITIONS PLAN

203 AYER ROAD
HARVARD, MA

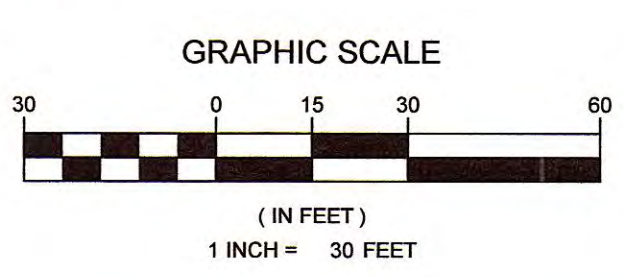
PREPARED FOR:
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7 GREEN WAY
WAYLAND, MA 01778

WHEELER REALTY TRUST
198 AYER ROAD
HARVARD, MA 01451

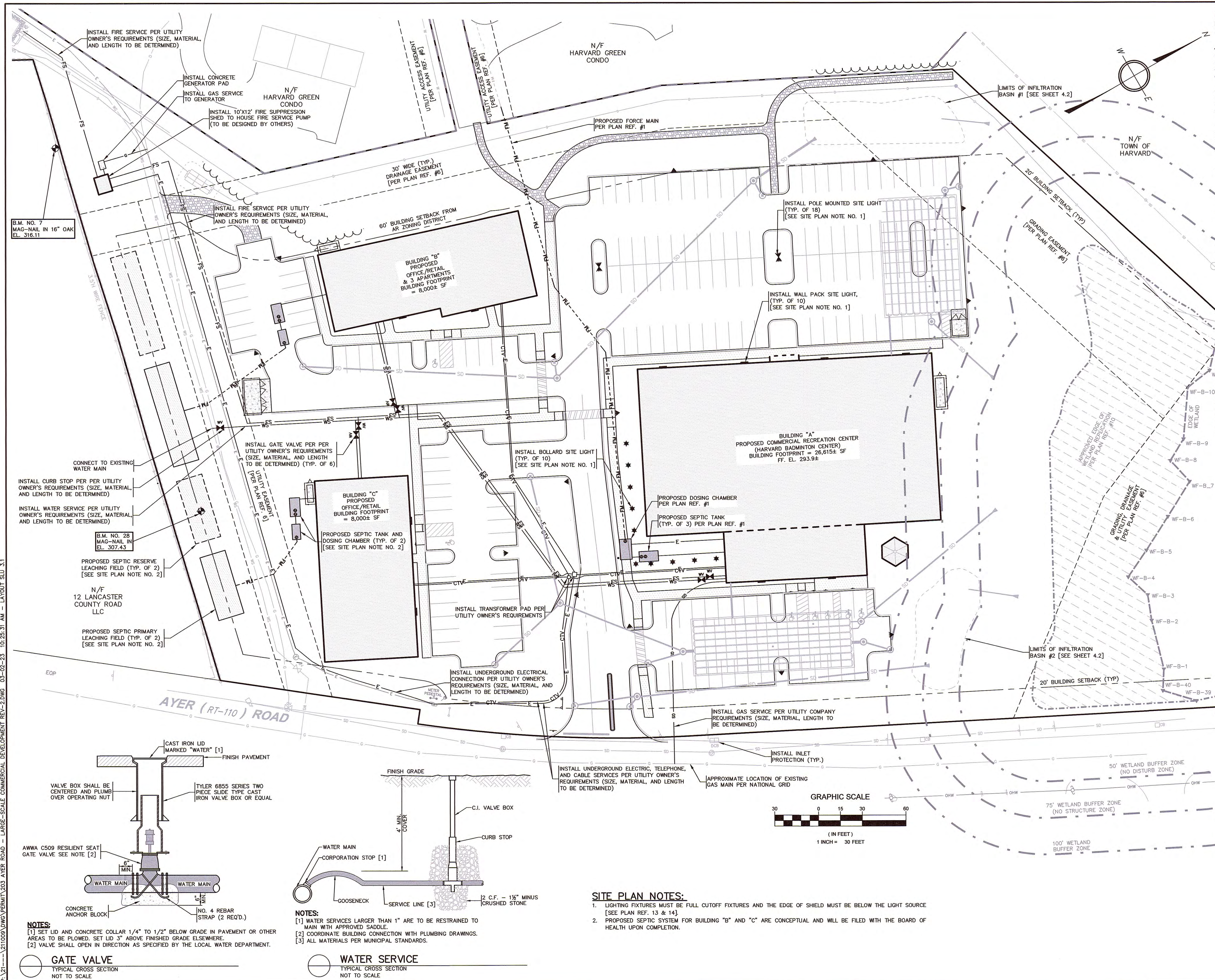
DES. BY: MCL	DATE: MARCH 2022	JOB 211009	C2.1
CHK. BY: NMP			



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LEGEND

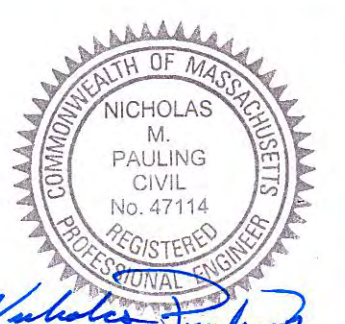
EXISTING	PROPOSED
--- ELEVATION CONTOUR (X100.0)	--- ELEVATION CONTOUR (X100.0)
--- SPOT GRADE	--- SPOT GRADE
--- PROPERTY LINE	--- PROPERTY LINE
--- WETLAND DELINEATION	--- WETLAND DELINEATION
--- WETLAND BUFFER ZONE	--- WETLAND BUFFER ZONE
--- SHORELINE	--- SHORELINE
--- 100-YEAR FLOODPLAIN LIMIT	--- 100-YEAR FLOODPLAIN LIMIT
--- TREE LINE / EDGE OF VEGETATION	--- TREE LINE / EDGE OF VEGETATION
--- EDGE OF PAVEMENT	--- EDGE OF PAVEMENT
--- CAPE COD BERM CURBING	--- CAPE COD BERM CURBING
--- GRANITE CURBING	--- GRANITE CURBING
--- GRAVEL/DIRT ROAD	--- GRAVEL/DIRT ROAD
--- STOCKADE FENCE	--- STOCKADE FENCE
--- STONE WALL	--- STONE WALL
--- WATER MAIN	--- W
--- WATER SERVICE	--- WS
--- FIRE SERVICE	--- FS
--- WATER VALVE	--- WV
--- FIRE HYDRANT	--- FH
--- FORCE MAIN	--- FM
--- GRAVITY SEWER LINE	--- GS
--- SEWER MANHOLE	--- SMH
--- GAS LINE	--- GL
--- GAS SERVICE	--- GS
--- GAS VALVE	--- GV
--- BURIED POWER LINE	--- BW
--- OVERHEAD POWER LINE	--- OHW
--- UTILITY POLE	--- UP
--- GUY WIRE	--- GW
--- ELECTRIC BOX	--- EB
--- STORM DRAIN	--- SD
--- UNDERDRAIN	--- UD
--- DRAIN	--- D
--- FOUNDATION DRAIN	--- FD
--- CATCH BASIN	--- CB
--- DRAIN MANHOLE	--- DMH
--- SILT FENCE BARRIER	--- SFB
--- STRAW WATTLES	--- SW
--- DEEP SOIL OBSERVATION HOLE	--- DSOH
--- SITE LUMINAIRE(S)	--- SL
--- SIGN	--- S
--- SURFACE RUNOFF DIRECTION	---
--- STONE BOUND	---
--- DRILL HOLE	---
--- IRON ROD	---

ABBREVIATIONS

ELEVATION	HOPE	HIGH DENSITY POLYETHYLENE
INVERT	PVC	POLYVINYL CHLORIDE
SF	RCP	REINFORCED CONCRETE PIPE
AC	N/F	NOW OR FORMERLY
FEET	VP	VERTICAL POOL
R	WF	WETLAND FLAG
DIA	TW	TOP OF WALL
BIT	BW	BOTTOM OF WALL
CONC	FG	FINISH GRADE
L	BSMT	BASEMENT
S	FF	FINISH FLOOR

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SITE UTILITIES PLAN

203 AYER ROAD HARVARD, MA

PREPARED FOR:
 YVONNE CHERN
 7 GREEN WAY
 WAYLAND, MA 01778

WHEELER REALTY TRUST
 198 AYER ROAD
 HARVARD, MA 01451

DES. BY: MCL
 CHK. BY: NMP

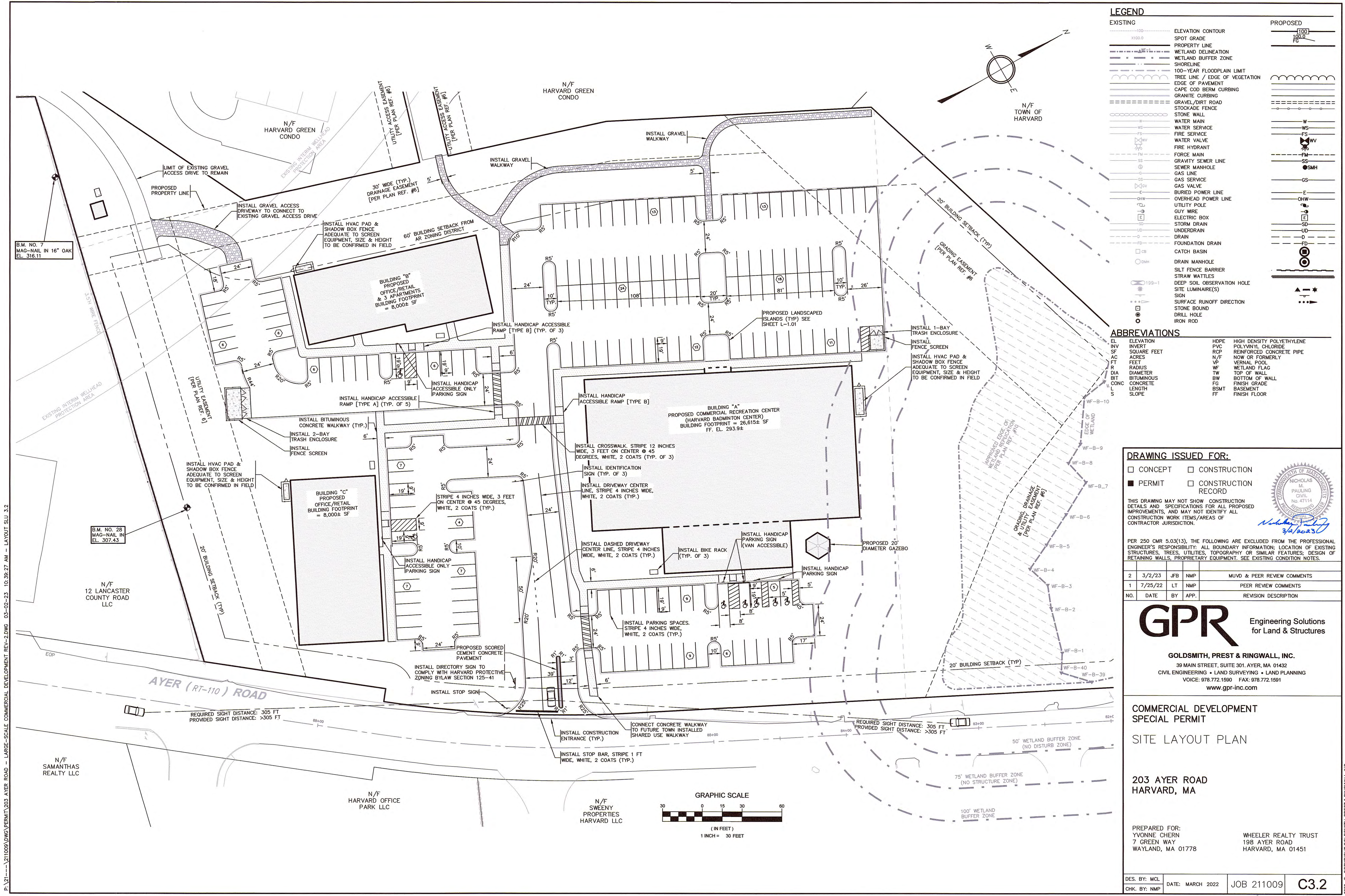
DATE: MARCH 2022

JOB 211009

C3.1

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EXISTING		PROPOSED	
100.0	ELEVATION CONTOUR	100.0	ELEVATION CONTOUR
X100.0	SPOT GRADE	100.0	SPOT GRADE
---	PROPERTY LINE	---	PROPERTY LINE
---	WETLAND DELINEATION	---	WETLAND DELINEATION
---	WETLAND BUFFER ZONE	---	WETLAND BUFFER ZONE
---	SHORELINE	---	SHORELINE
---	100-YEAR FLOODPLAIN LIMIT	---	100-YEAR FLOODPLAIN LIMIT
---	TREE LINE / EDGE OF VEGETATION	---	TREE LINE / EDGE OF VEGETATION
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
---	CAPE COD BERM CURBING	---	CAPE COD BERM CURBING
---	GRANITE CURBING	---	GRANITE CURBING
---	GRAVEL/DIRT ROAD	---	GRAVEL/DIRT ROAD
---	STOCKADE FENCE	---	STOCKADE FENCE
---	STONE WALL	---	STONE WALL
---	WATER MAIN	---	WATER MAIN
---	WATER SERVICE	---	WATER SERVICE
---	FIRE SERVICE	---	FIRE SERVICE
---	WATER VALVE	---	WATER VALVE
---	FIRE HYDRANT	---	FIRE HYDRANT
---	FORCE MAIN	---	FORCE MAIN
---	GRAVITY SEWER LINE	---	GRAVITY SEWER LINE
---	SEWER MANHOLE	---	SEWER MANHOLE
---	GAS LINE	---	GAS LINE
---	GAS SERVICE	---	GAS SERVICE
---	GAS VALVE	---	GAS VALVE
---	BURIED POWER LINE	---	BURIED POWER LINE
---	OVERHEAD POWER LINE	---	OVERHEAD POWER LINE
---	UTILITY POLE	---	UTILITY POLE
---	GUY WIRE	---	GUY WIRE
---	ELECTRIC BOX	---	ELECTRIC BOX
---	STORM DRAIN	---	STORM DRAIN
---	UNDERDRAIN	---	UNDERDRAIN
---	DRAIN	---	DRAIN
---	FOUNDATION DRAIN	---	FOUNDATION DRAIN
---	CATCH BASIN	---	CATCH BASIN
---	DRAIN MANHOLE	---	DRAIN MANHOLE
---	SILT FENCE BARRIER	---	SILT FENCE BARRIER
---	STRAW WATTLES	---	STRAW WATTLES
---	DEEP SOIL OBSERVATION HOLE	---	DEEP SOIL OBSERVATION HOLE
---	SITE LUMINAIRE(S)	---	SITE LUMINAIRE(S)
---	SIGN	---	SIGN
---	SURFACE RUNOFF DIRECTION	---	SURFACE RUNOFF DIRECTION
---	STONE BOUND	---	STONE BOUND
---	DRILL HOLE	---	DRILL HOLE
---	IRON ROD	---	IRON ROD

ABBREVIATIONS			
EL	ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE
INW	INVERT	PVC	POLYVINYL CHLORIDE
SF	SQUARE FEET	RCP	REINFORCED CONCRETE PIPE
AC	ACRES	N/F	NOW OR FORMERLY
FT	FEET	VP	VERTICAL POOL
R	RADIUS	WF	WETLAND FLAG
DIA	DIAMETER	TW	TOP OF WALL
BIT	BITUMINOUS	BW	BOTTOM OF WALL
CONC	CONCRETE	FG	FINISH GRADE
L	LENGTH	BSMT	BASEMENT
S	SLOPE	FF	FINISH FLOOR

DRAWING ISSUED FOR:	
<input type="checkbox"/> CONCEPT	<input type="checkbox"/> CONSTRUCTION
<input checked="" type="checkbox"/> PERMIT	<input type="checkbox"/> CONSTRUCTION RECORD

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1	7/25/22	LT	NMP	PEER REVIEW COMMENTS

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SITE LAYOUT PLAN

203 AYER ROAD
HARVARD, MA

PREPARED FOR:
YVONNE CHERN
7 GREEN WAY
WAYLAND, MA 01778

WHEELER REALTY TRUST
198 AYER ROAD
HARVARD, MA 01451

DES. BY: MCL	DATE: MARCH 2022	JOB 211009	C3.2
CHK. BY: NMP			

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B.M. NO. 7
MAG-NAIL IN 16" OAK
EL. 316.11

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B.M. NO. 28
MAG-NAIL IN
EL. 307.43

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12 LANCASTER
COUNTY ROAD
LLC

N/F
SAMANTHAS
REALTY LLC

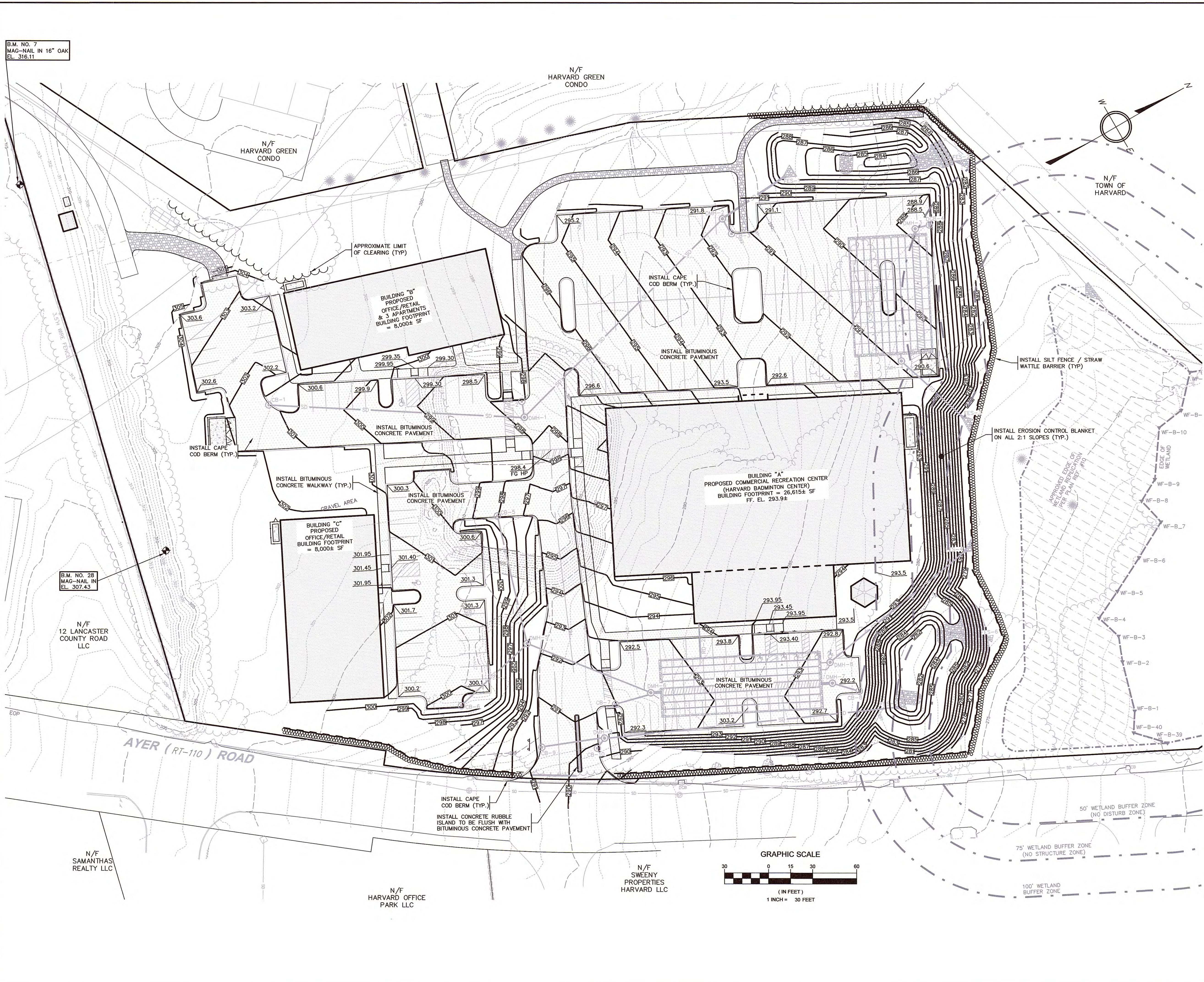
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HARVARD GREEN
CONDO

N/F
HARVARD GREEN
CONDO

N/F
TOWN OF
HARVARD

N/F
HARVARD OFFICE
PARK LLC

N/F
SWEENEY
PROPERTIES
HARVARD LLC



LEGEND

EXISTING	PROPOSED
--- ELEVATION CONTOUR	--- ELEVATION CONTOUR
--- SPOT GRADE	--- SPOT GRADE
--- PROPERTY LINE	--- PROPERTY LINE
--- WETLAND DELINEATION	--- WETLAND DELINEATION
--- WETLAND BUFFER ZONE	--- WETLAND BUFFER ZONE
--- SHORELINE	--- SHORELINE
--- 100-YEAR FLOODPLAIN LIMIT	--- 100-YEAR FLOODPLAIN LIMIT
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--- CAPE COD BERM CURBING	--- CAPE COD BERM CURBING
--- GRANITE CURBING	--- GRANITE CURBING
--- GRAVEL/DIRT ROAD	--- GRAVEL/DIRT ROAD
--- STOCKADE FENCE	--- STOCKADE FENCE
--- STONE WALL	--- STONE WALL
--- WATER MAIN	--- W
--- WATER SERVICE	--- WS
--- FIRE SERVICE	--- FS
--- WATER VALVE	--- WV
--- FIRE HYDRANT	--- FH
--- FORCE MAIN	--- FM
--- GRAVITY SEWER LINE	--- SS
--- SEWER MANHOLE	--- SMH
--- GAS LINE	--- GS
--- GAS VALVE	--- GSV
--- BURIED POWER LINE	--- E
--- OVERHEAD POWER LINE	--- OHW
--- UTILITY POLE	--- UP
--- GUY WIRE	--- GW
--- ELECTRIC BOX	--- EB
--- STORM DRAIN	--- SD
--- UNDERDRAIN	--- UD
--- DRAIN	--- D
--- FOUNDATION DRAIN	--- FD
--- CATCH BASIN	--- CB
--- DRAIN MANHOLE	--- DMH
--- SILT FENCE BARRIER	--- SFB
--- STRAW WATTLES	--- SW
--- DEEP SOIL OBSERVATION HOLE	--- DSOH
--- SITE LUMINAIRE(S)	--- SL
--- SIGN	--- S
--- SURFACE RUNOFF DIRECTION	--- SRD
--- STONE BOUND	--- SB
--- DRILL HOLE	--- DH
--- IRON ROD	--- IR

ABBREVIATIONS

EL ELEVATION	HDPE HIGH DENSITY POLYETHYLENE
INVERT INVERT	PVC POLYVINYL CHLORIDE
SF SQUARE FEET	RCP REINFORCED CONCRETE PIPE
AC ACRES	N/F NOW OR FORMERLY
FT FEET	VP VERTICAL POLE
R RADIUS	WF WETLAND FLAG
DIA DIAMETER	TW TOP OF WALL
BIT BITUMINOUS	BW BOTTOM OF WALL
CONC CONCRETE	FG FINISH GRADE
L LENGTH	BSMT BASEMENT
S SLOPE	FF FINISH FLOOR

DRAWING ISSUED FOR:

- CONCEPT
- CONSTRUCTION RECORD
- PERMIT
- CONSTRUCTION RECORD

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NICHOLAS M. PAULING CIVIL No. 87114 REGISTERED 3/2/2023

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NO.	DATE	BY	APP.	REVISION DESCRIPTION
2	3/2/23	JFB	NMP	MUVD & PEER REVIEW COMMENTS
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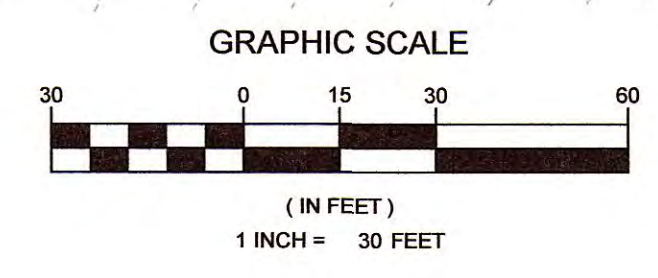
COMMERCIAL DEVELOPMENT
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GRADING AND PAVING PLAN

203 AYER ROAD
HARVARD, MA

PREPARED FOR:
YVONNE CHERN
7 GREEN WAY
WAYLAND, MA 01778

WHEELER REALTY TRUST
198 AYER ROAD
HARVARD, MA 01451



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 BALE 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 EACH BALE 9" DIAMETER.
- 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 STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.
- D. SEED MIXES: PERENNIAL RYEGRASS, KENTUCKY BLUEGRASS, AND / OR FINE FESCUE, DISEASE RESISTANT. NON-MAINTAINED AREA OPTION - ANNUAL RYEGRASS COMBINED WITH MEDIUM RED CLOVER.
- E. 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

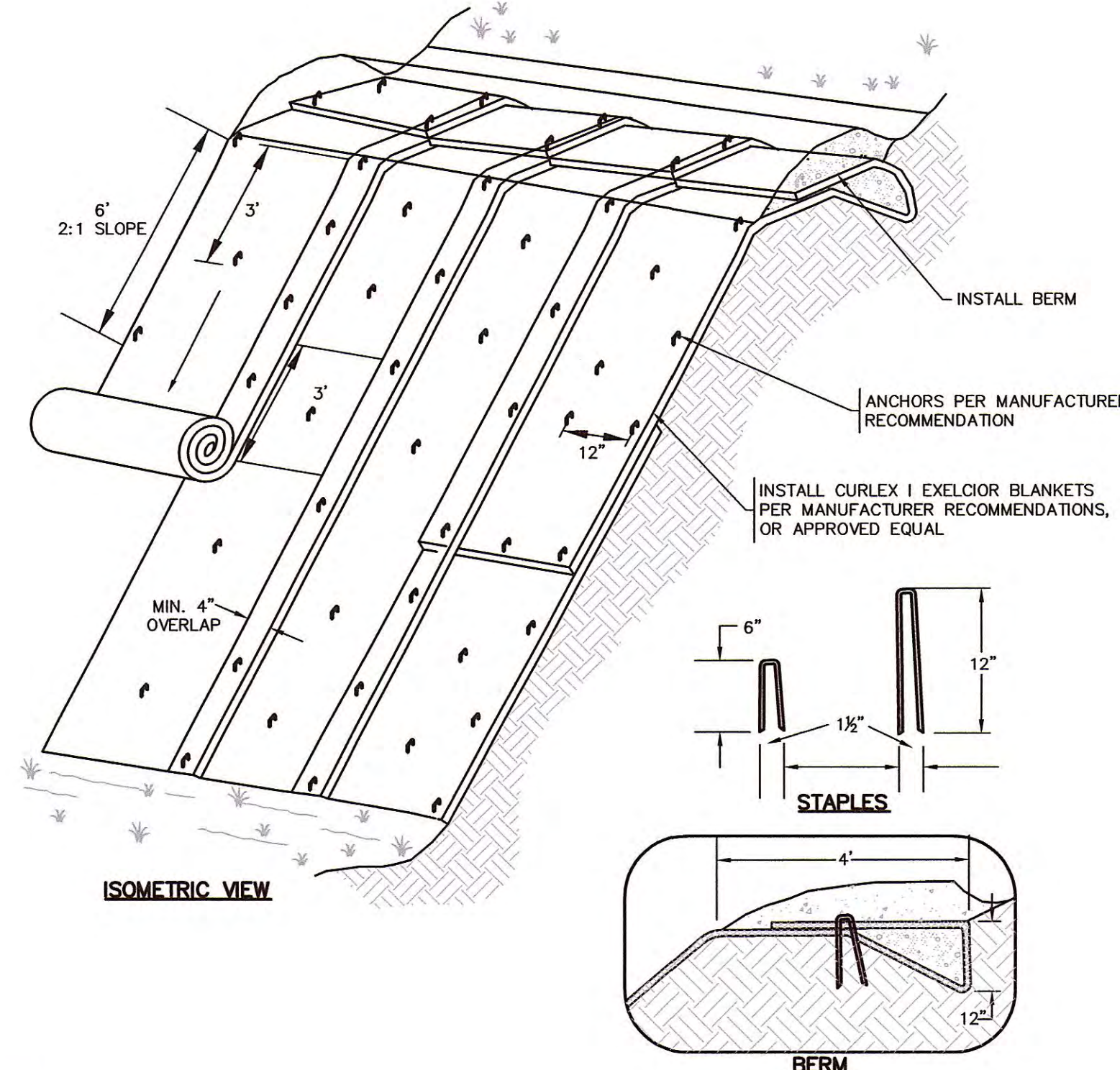
- 3.01 THROUGHOUT CONSTRUCTION
 A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS, DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, 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.
- C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE STRAW BALES, 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.
- F. 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.
- G. 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.
- I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.
- J. 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.
- 3.03 CLEARING, GRUBBING, AND STRIPPING
 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 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 PROHIBITED.
- 3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES
 A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.
- B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.
- C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.
- 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.

- 3.05 SITE GRADING
 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.

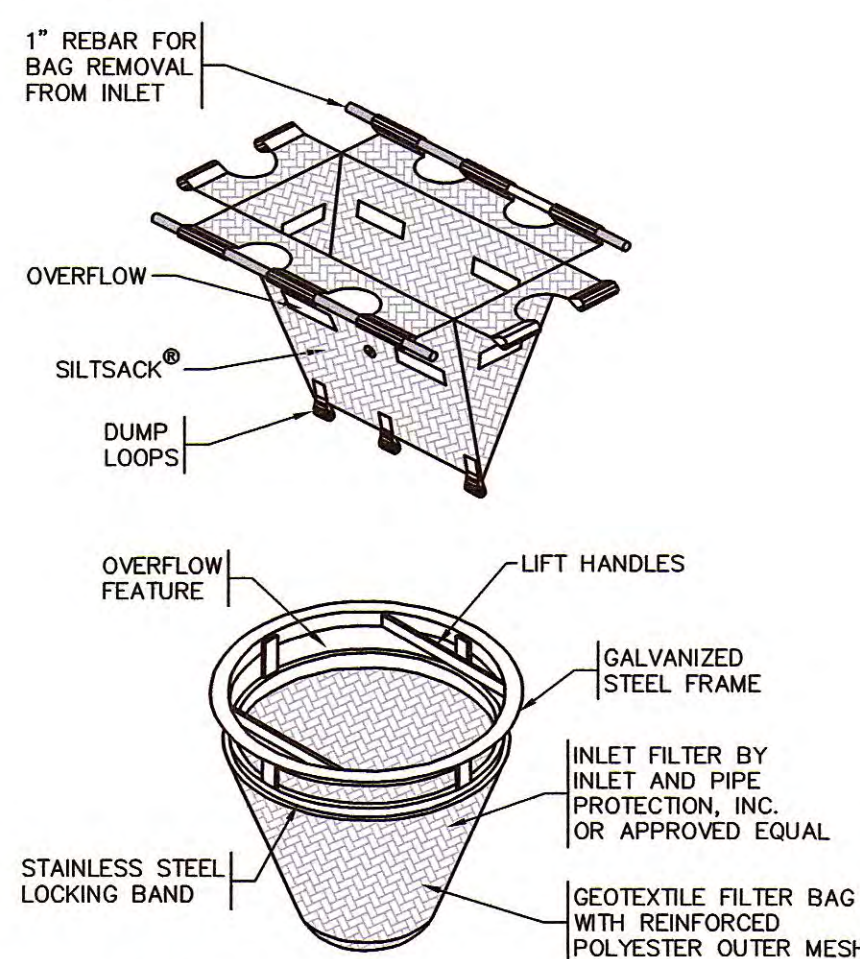
- 3.06 STORMWATER MANAGEMENT SYSTEM
 A. THE STORMWATER MANAGEMENT SYSTEM INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, ALL PERMANENT DETENTION / RETENTION BASINS, DISCHARGE STRUCTURES / WEIRS, CULVERTS, OPEN CHANNELS, CURBS, GUTTERS, PAVED SWALES, CATCH BASINS, DRAIN MANHOLES, DRAINAGE PIPES, ROOF DRAIN MANIFOLDS, WATER QUALITY SWALES, SEPARATORS, AND SIMILAR STORMWATER RUNOFF CONVEYANCE, TREATMENT, AND STORAGE FACILITIES.
- B. 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.
- C. 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 COMPONENTS.
- E. 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 SENSITIVE AREAS.
- F. 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 SUBGRADE.
- B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.



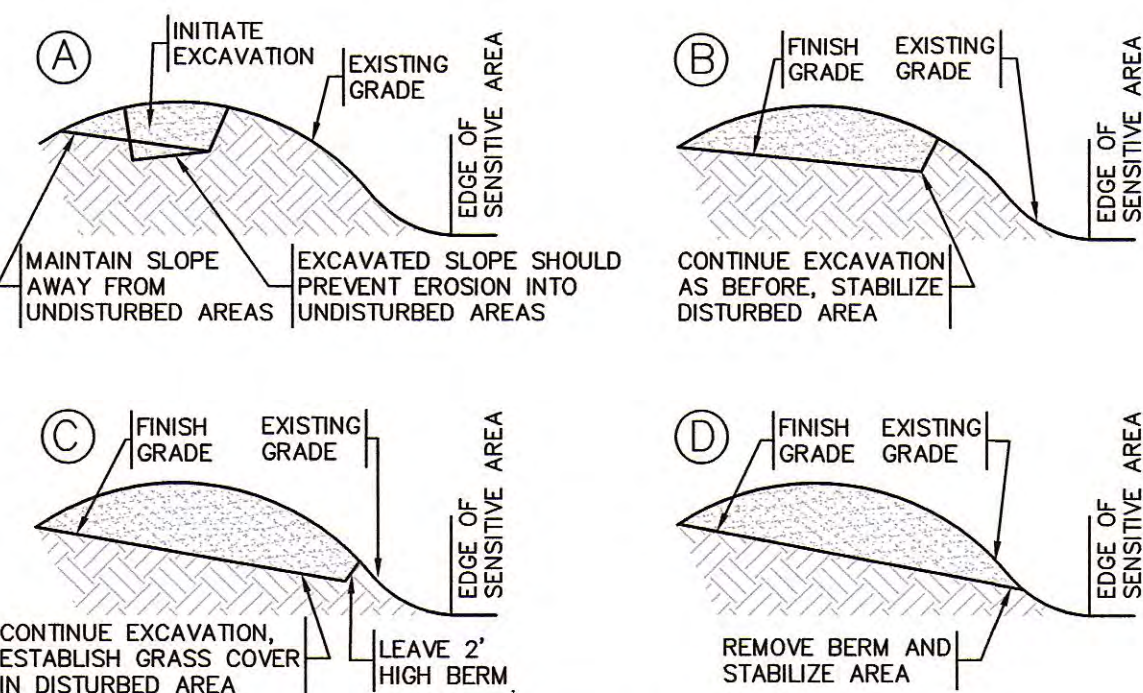
- NOTES:**
 [1] SLOPE SURFACE SHALL BE FREE OF ROCK, CLOUDS, STICKS AND GRASS, MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT
 [2] APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS
 [3] LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
 [4] MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE
 [5] TAMP SOIL OVER MAT/BLANKET

EROSION BLANKET
 NOT TO SCALE

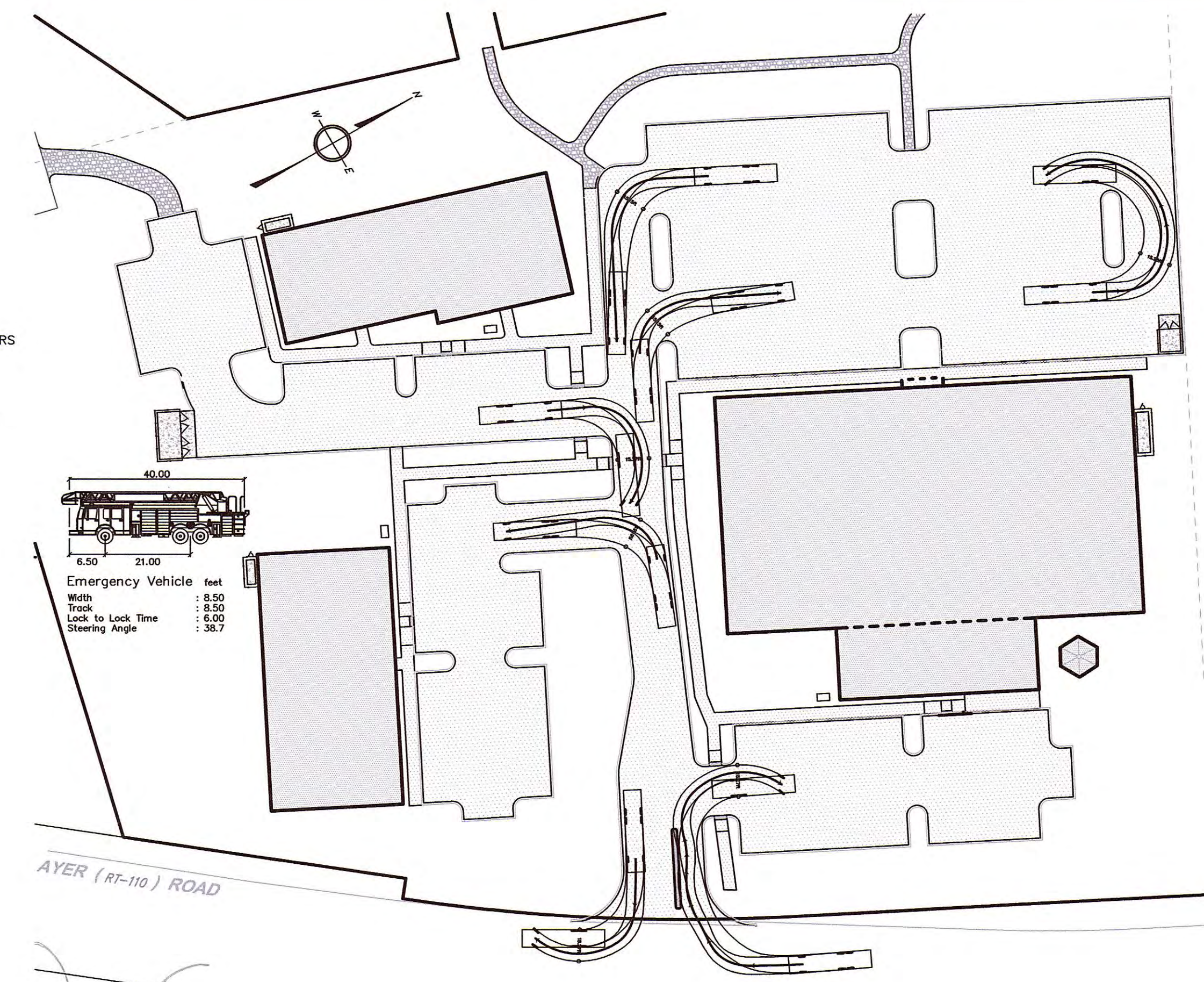


- NOTES:**
 [1] CLEAN INLET PROTECTION WHEN 30% FULL
 [2] BURLAP IS NOT AN ACCEPTABLE GEOTEXTILE

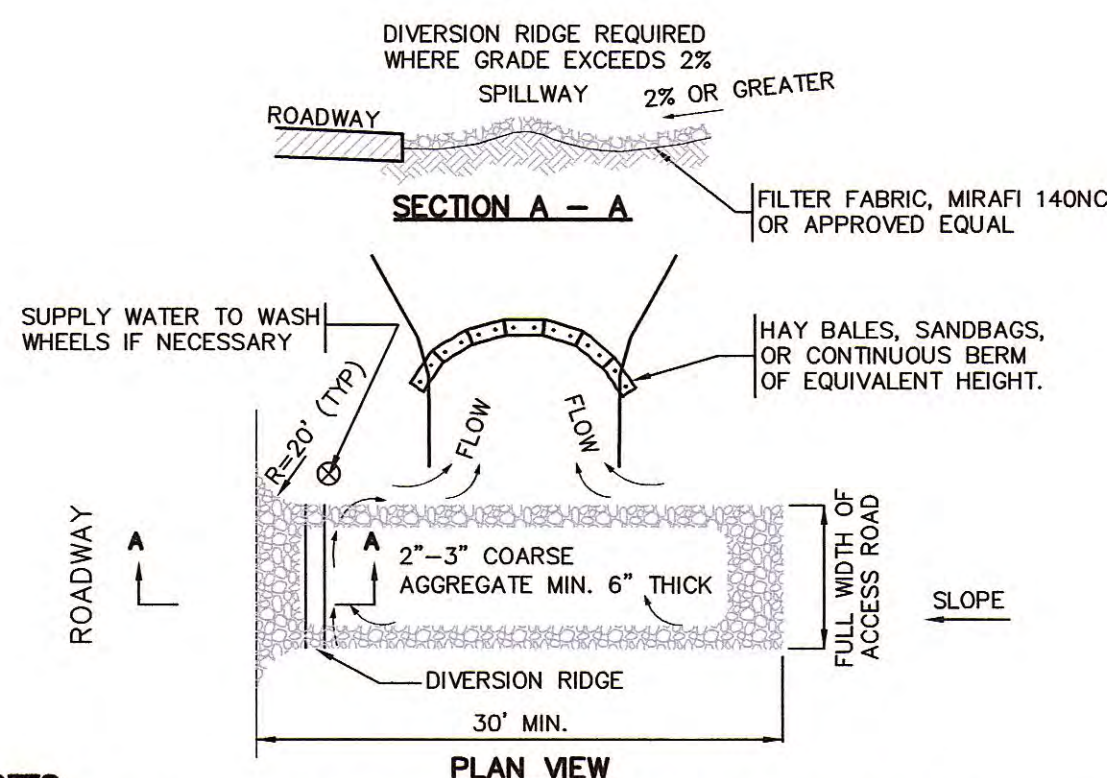
INLET PROTECTION
 TYPICAL CROSS SECTION
 NOT TO SCALE



EXCAVATION PROCEDURE
 TYPICAL CROSS SECTION
 NOT TO SCALE

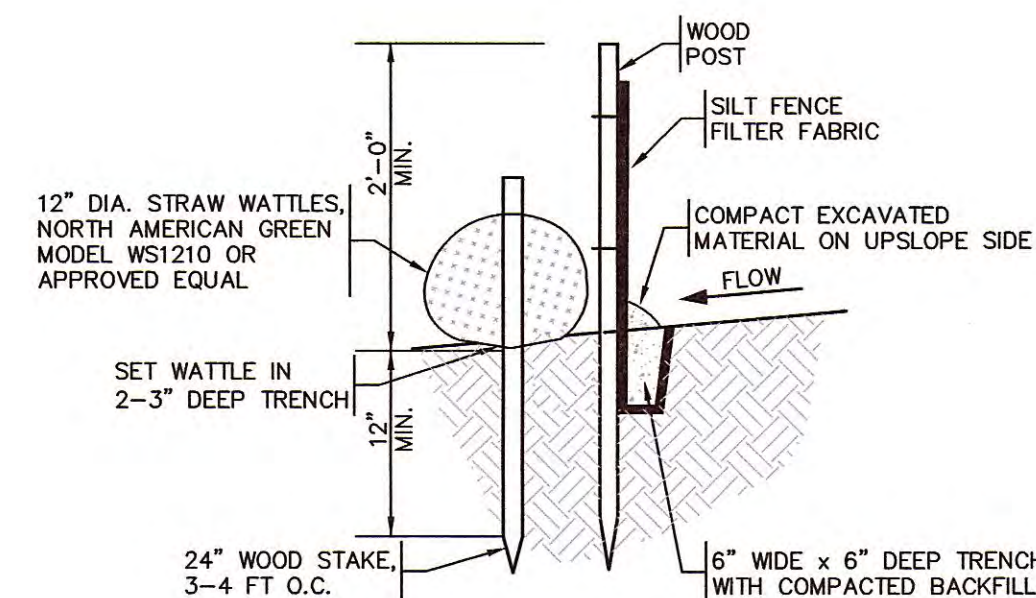


TRUCK TURNING TEMPLATE
 SCALE: 1"=50'



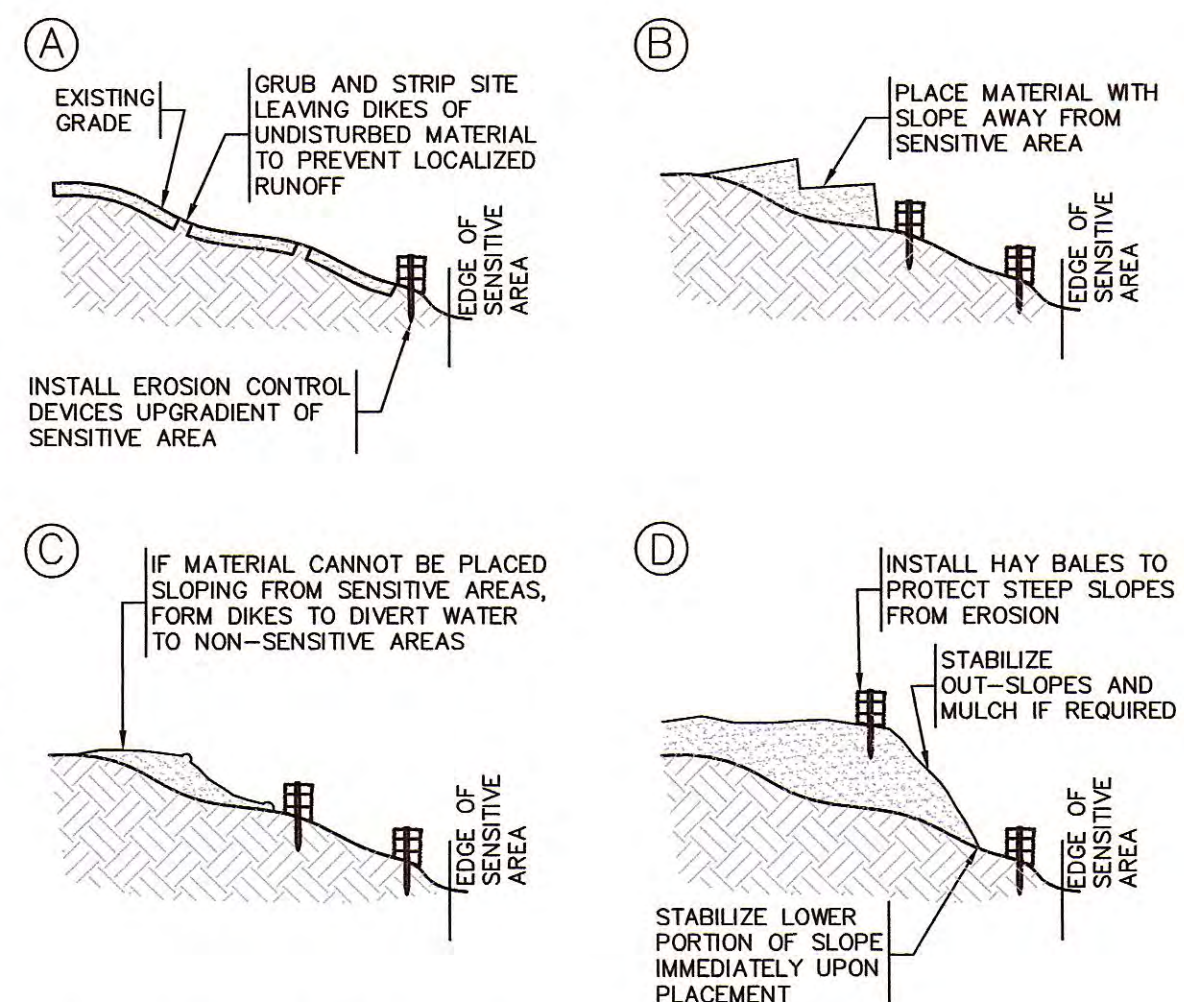
- NOTES:**
 [1] THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 [2] WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 [3] WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 [4] USE SANDBAGS, HAY BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

CONSTRUCTION ENTRANCE
 NOT TO SCALE



- NOTES:**
 [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.

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

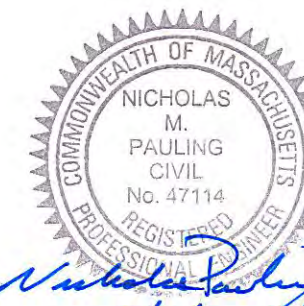


FILL PROCEDURE
 SLOPE PROFILES
 NOT TO SCALE

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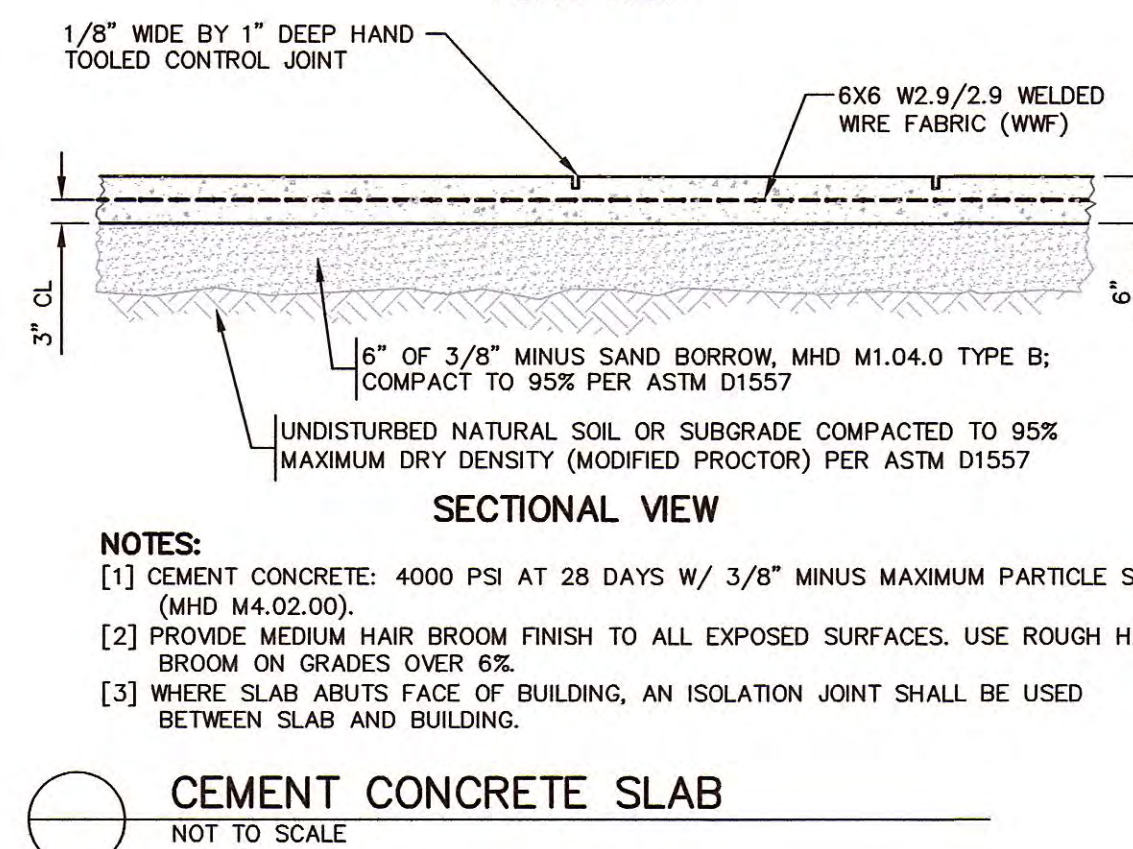
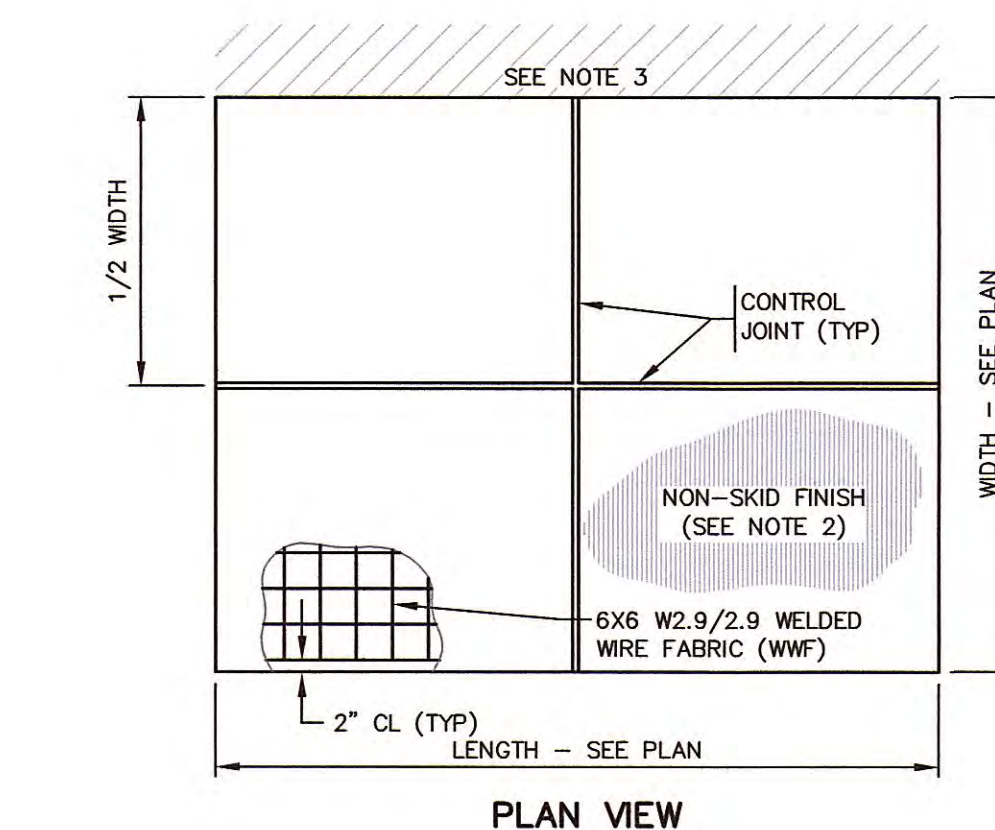
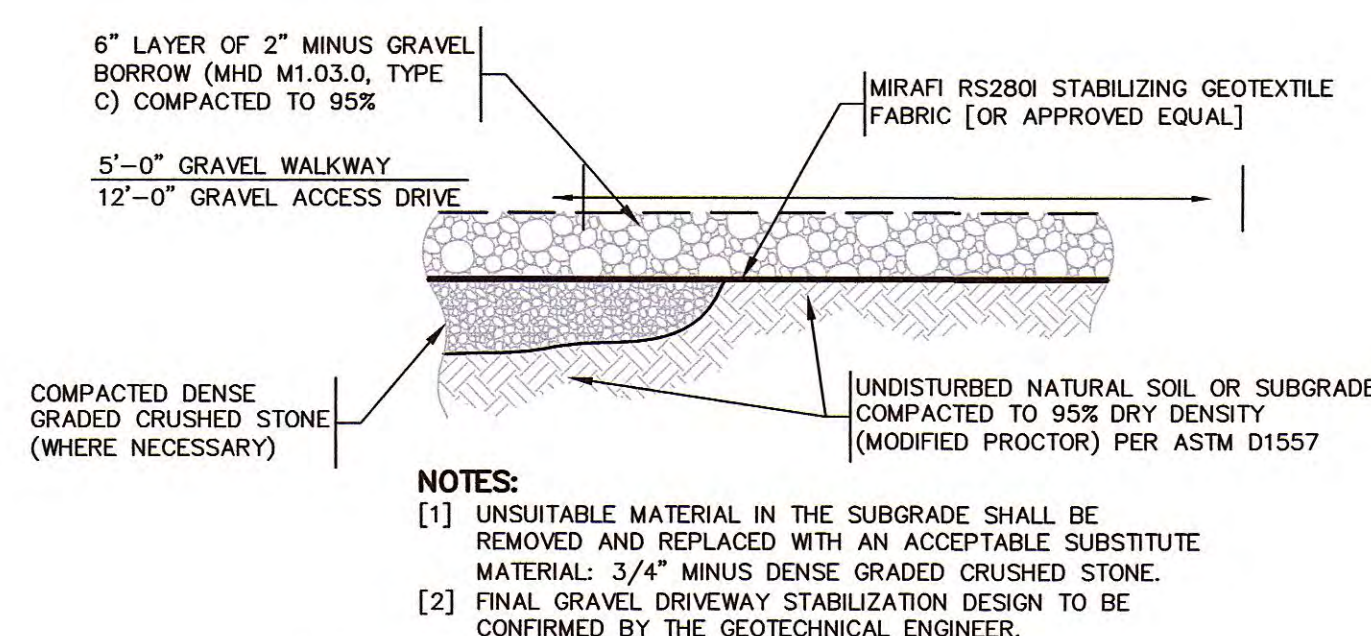
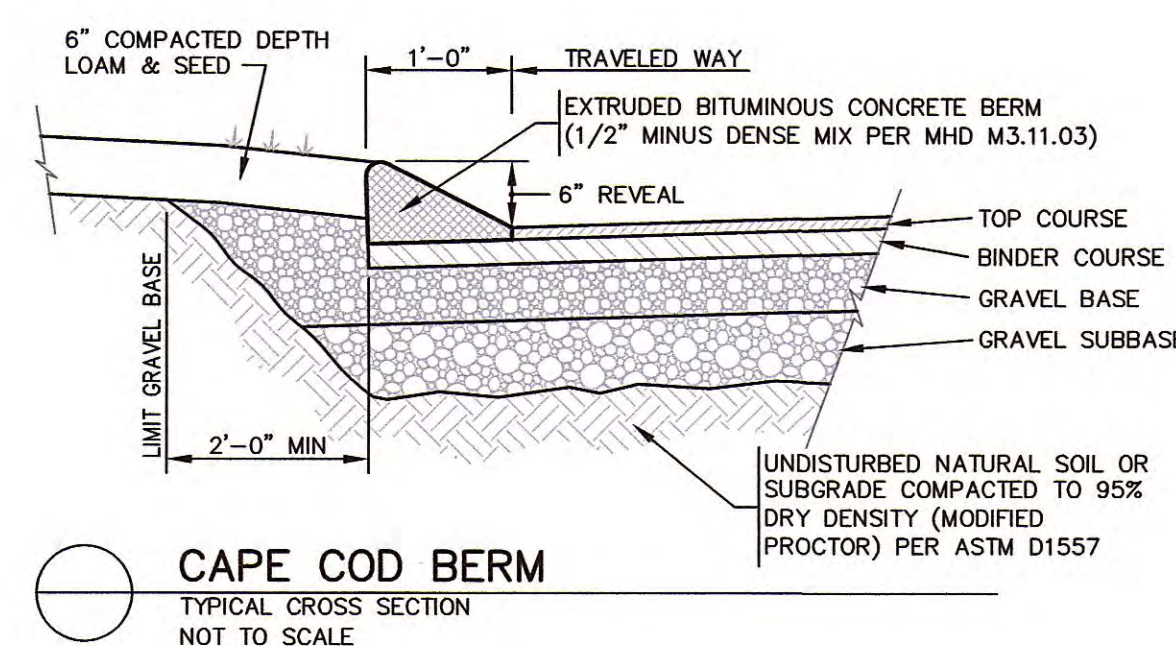
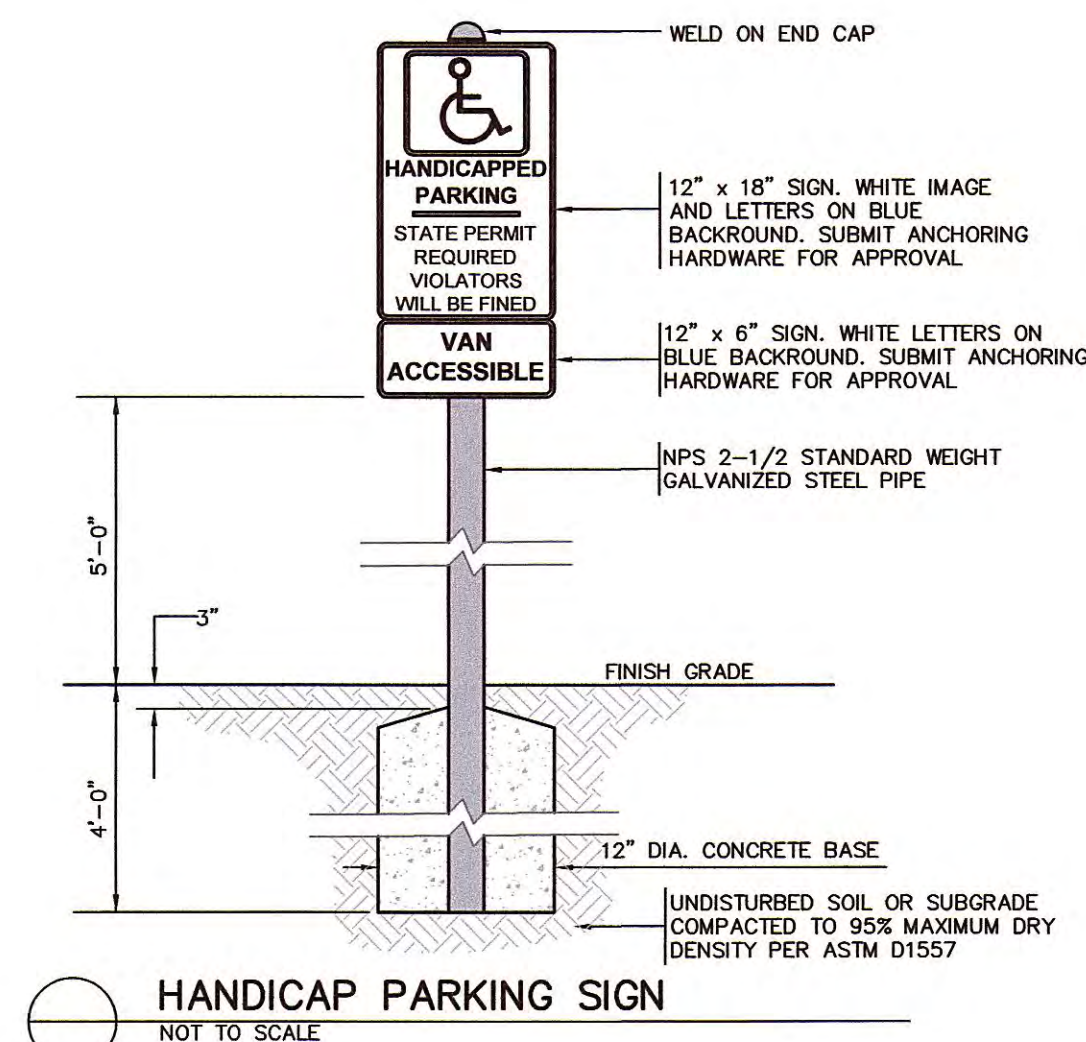
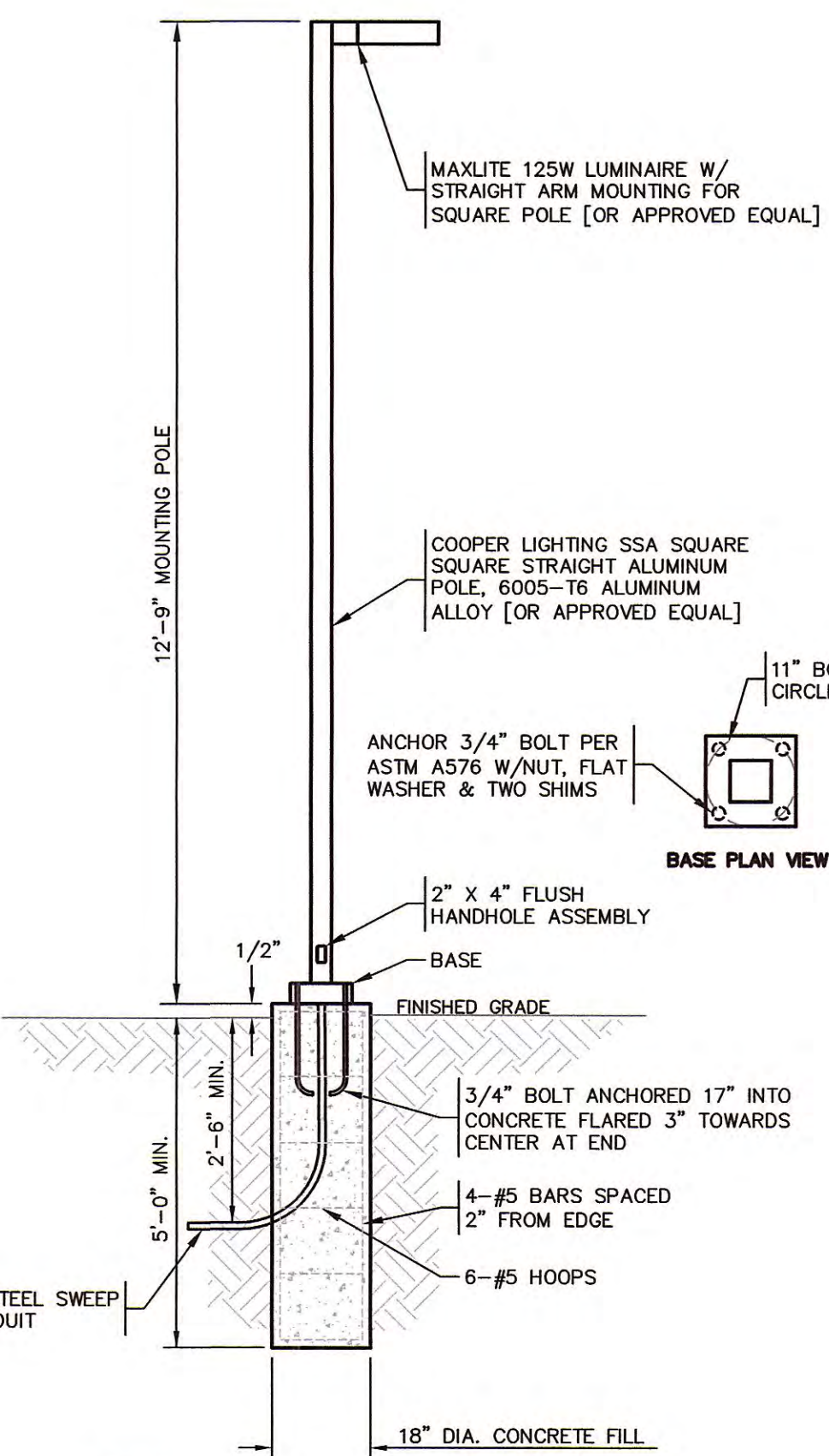
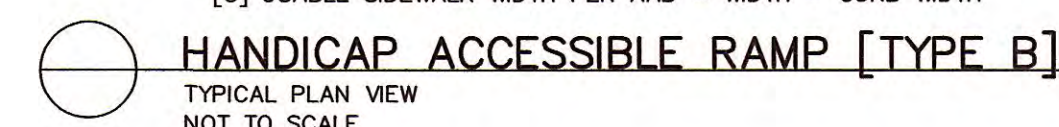
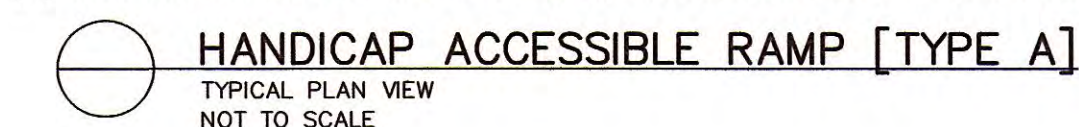
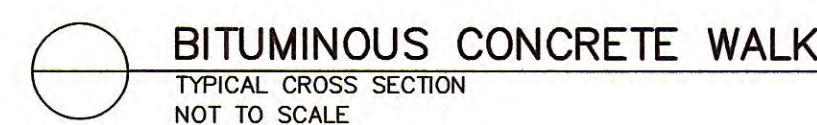
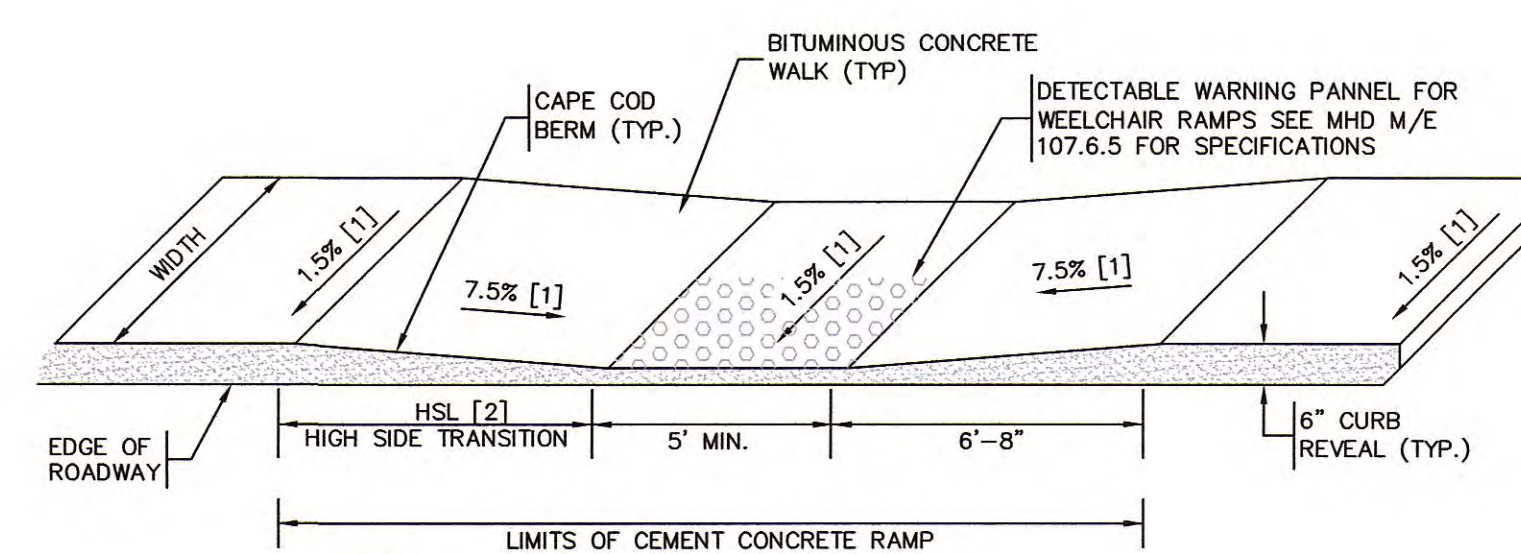
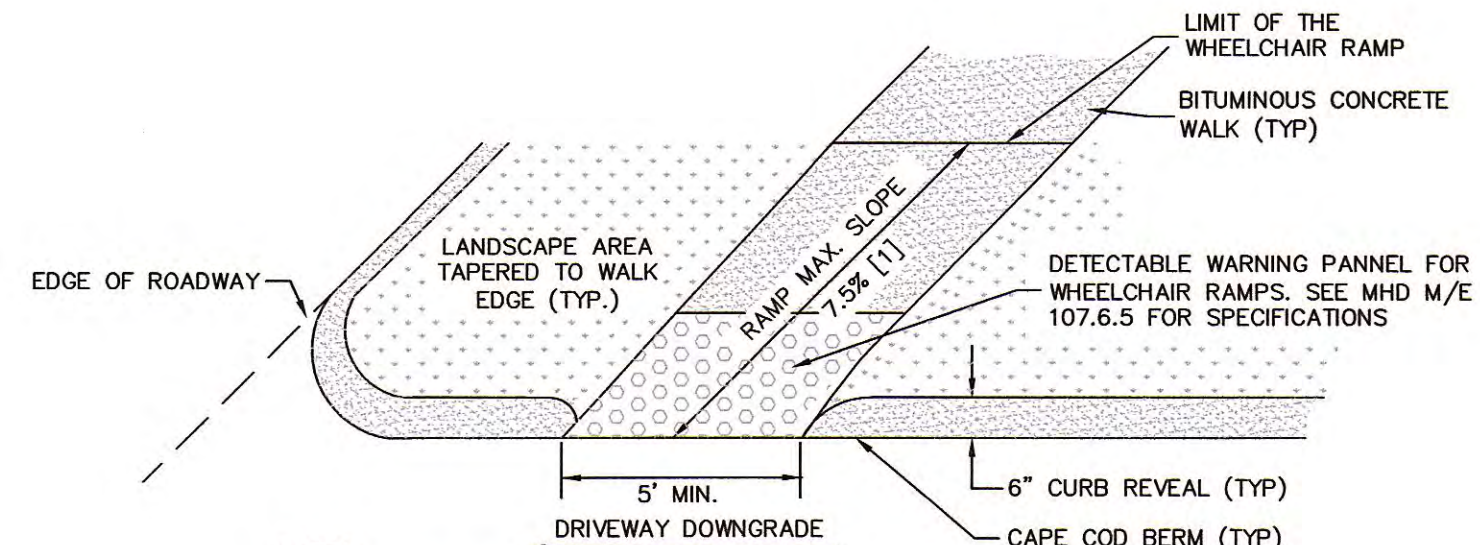
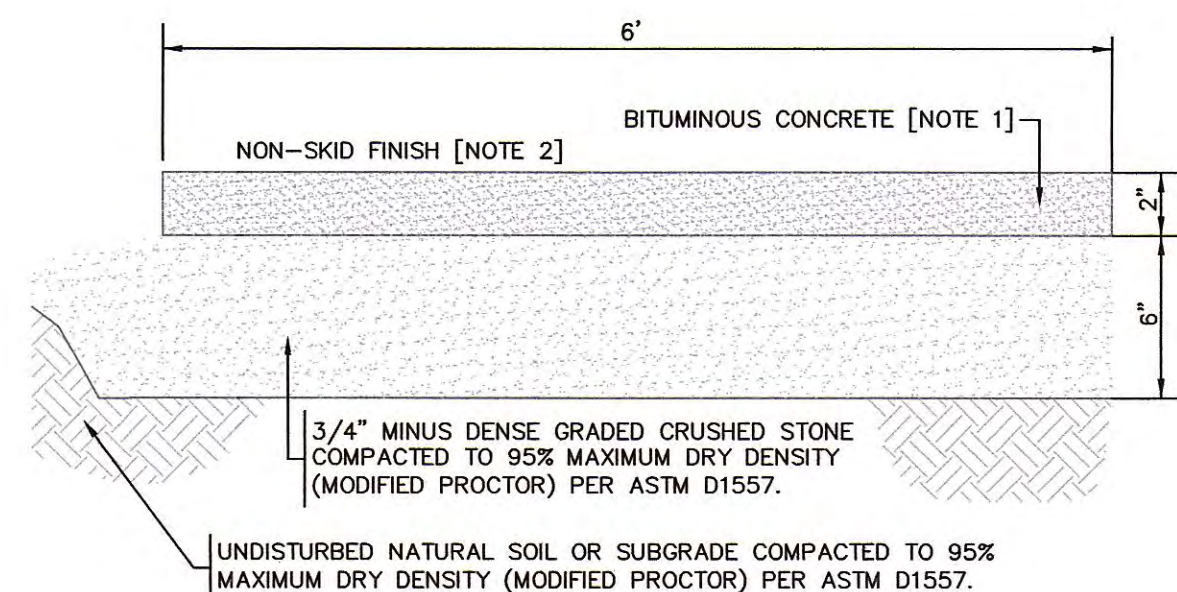
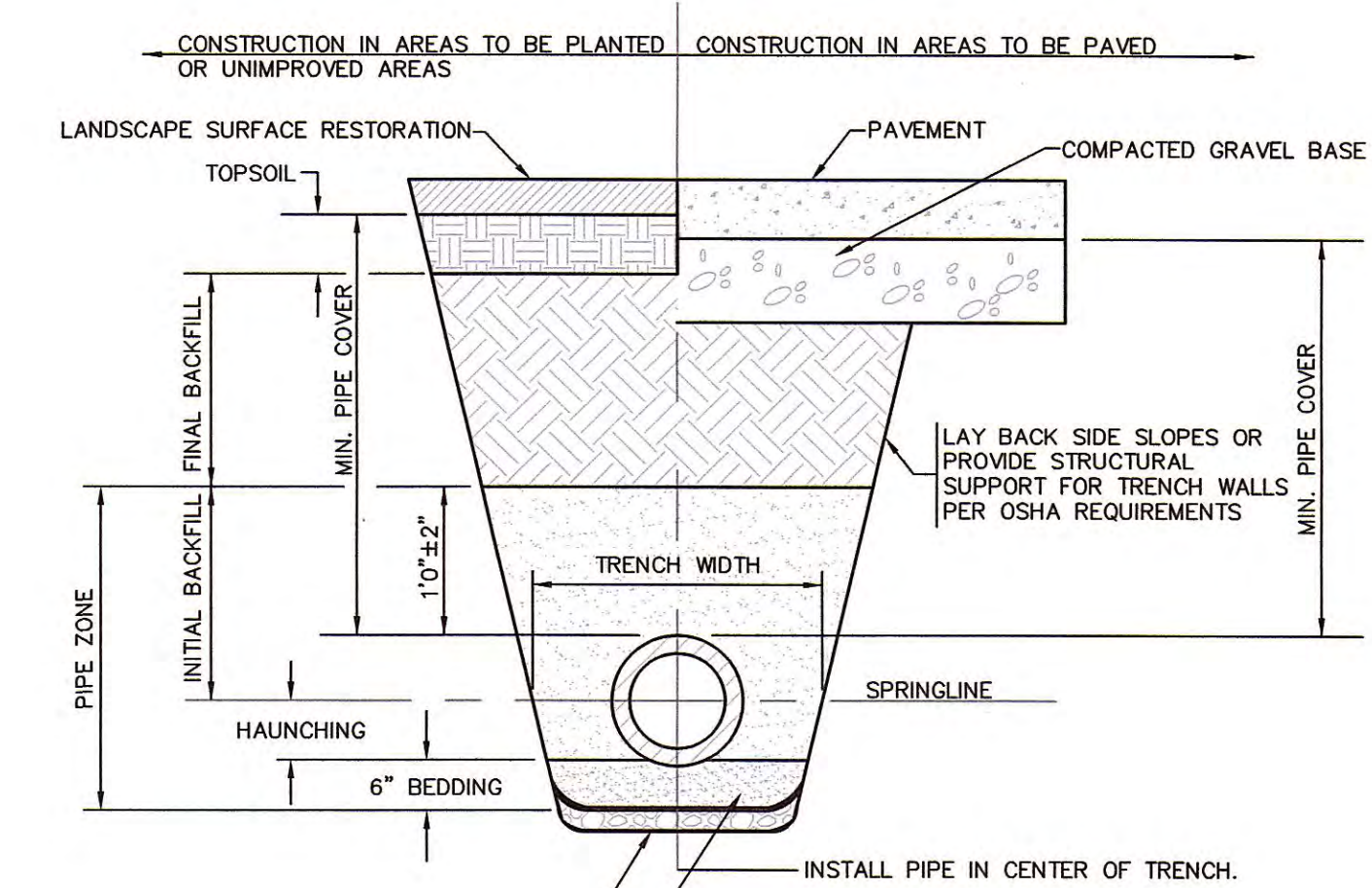
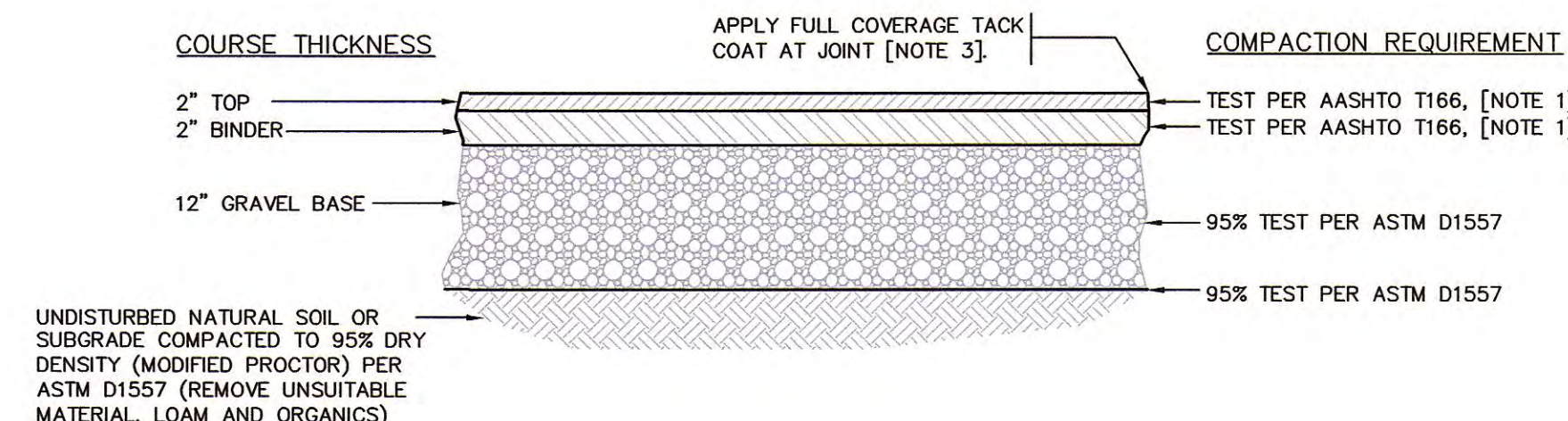
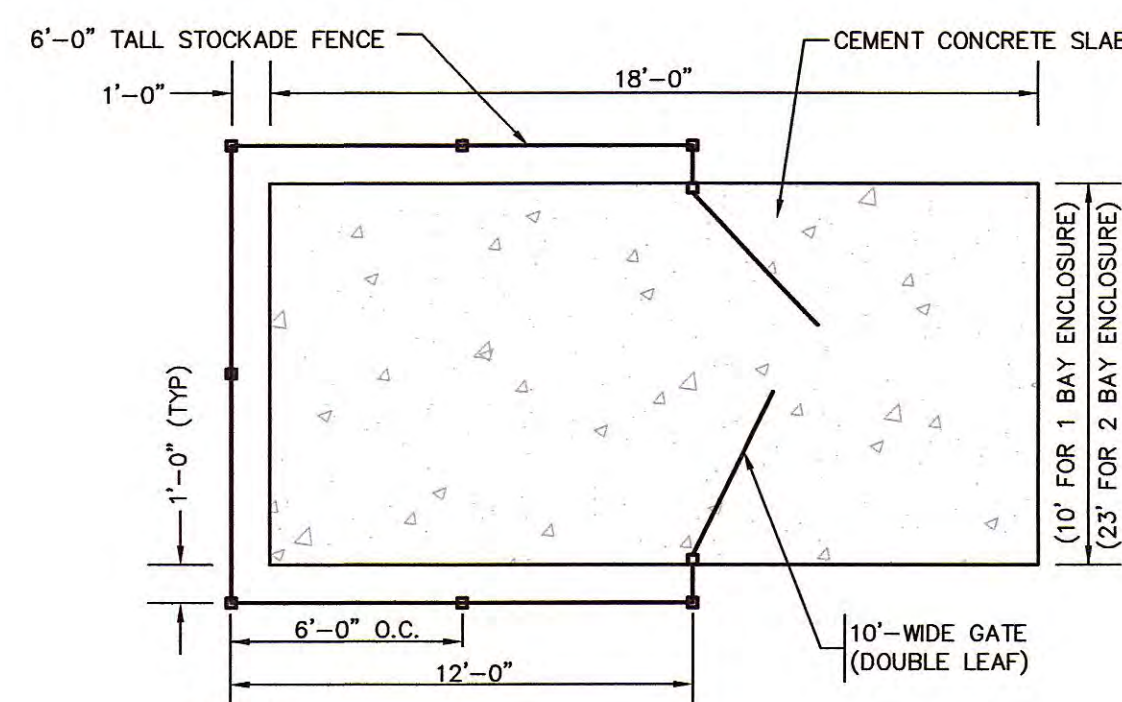
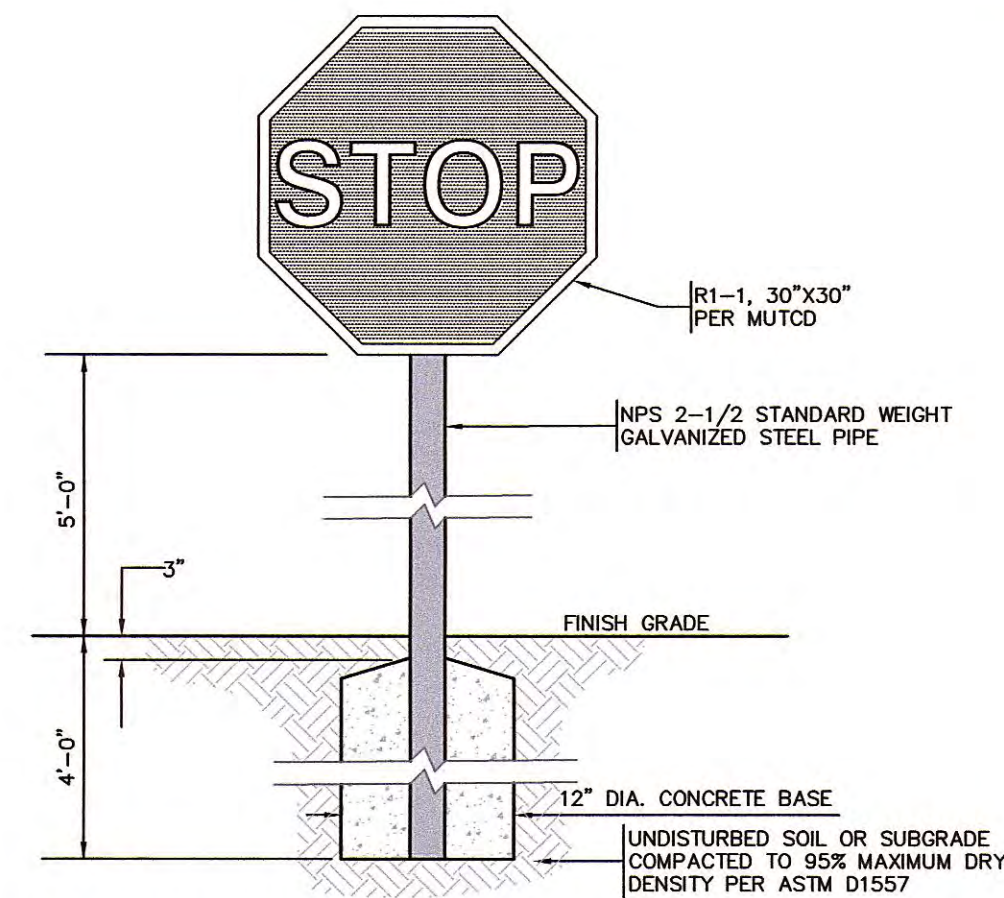
COMMERCIAL DEVELOPMENT SPECIAL PERMIT
EROSION & SEDIMENT CONTROL PLAN

203 AYER ROAD
 HARVARD, MA

PREPARED FOR:
 YVONNE CHERN
 7 GREEN WAY
 WAYLAND, MA 01778

WHEELER REALTY TRUST
 198 AYER ROAD
 HARVARD, MA 01451

DES. BY: MCL	DATE: MARCH 2022	JOB 211009	C5.1
CHK. BY: NMP			



TRENCH WIDTH:
[1] MINIMUM SOIL COVER OVER TOP OF PIPE.
[2] PLACE 1/2" MINUS SAND BORROW (MHD M1.04.1) AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557 MODIFIED PROCTOR METHOD.
[3] IN PLANTED OR UNIMPROVED AREAS, USE 3-INCH MINUS ON-SITE EXCAVATED MATERIAL, COMPACT TO 80% PER ASTM D-1557, IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF 2-INCH MINUS ON-SITE EXCAVATED MATERIALS.

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

MINIMUM PIPE COVER:
[1] MINIMUM SOIL COVER OVER TOP OF PIPE.

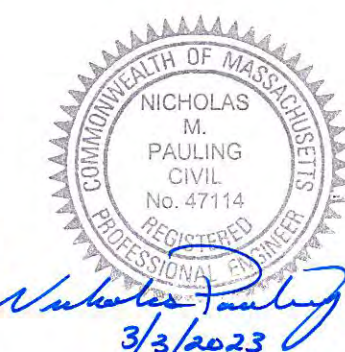
PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5' - 0"	5' - 0"
SEWER	4' - 0"	4' - 0"
DRAIN	2' - 0"	1' - 0"

FOUNDATION, BEDDING AND BACKFILL MATERIALS

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[NOTE 1]	[NOTE 1]
BEDDING	[NOTE 2]	[NOTE 2]
HAUNCHING	[NOTE 2]	[NOTE 2]
INITIAL BACKFILL	[NOTE 2]	[NOTE 2]
FINAL BACKFILL	[NOTE 3]	[NOTE 3]

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2	3/2/23	JFB	NMP	MUVD & PEER REVIEW COMMENTS
1	7/25/22	LT	NMP	PEER REVIEW COMMENTS

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COMMERCIAL DEVELOPMENT SPECIAL PERMIT CONSTRUCTION DETAILS

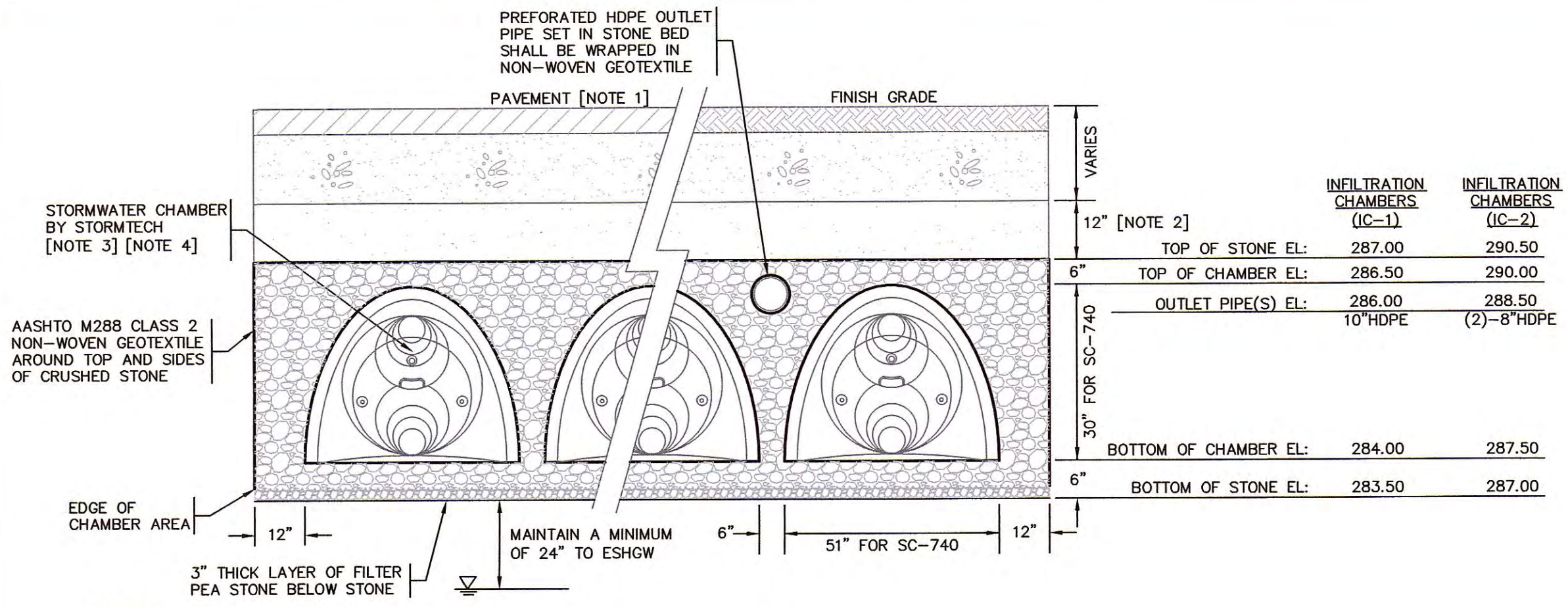
203 AYER ROAD HARVARD, MA

PREPARED FOR:
YVONNE CHERN
7 GREEN WAY
WAYLAND, MA 01778

WHEELER REALTY TRUST
198 AYER ROAD
HARVARD, MA 01451

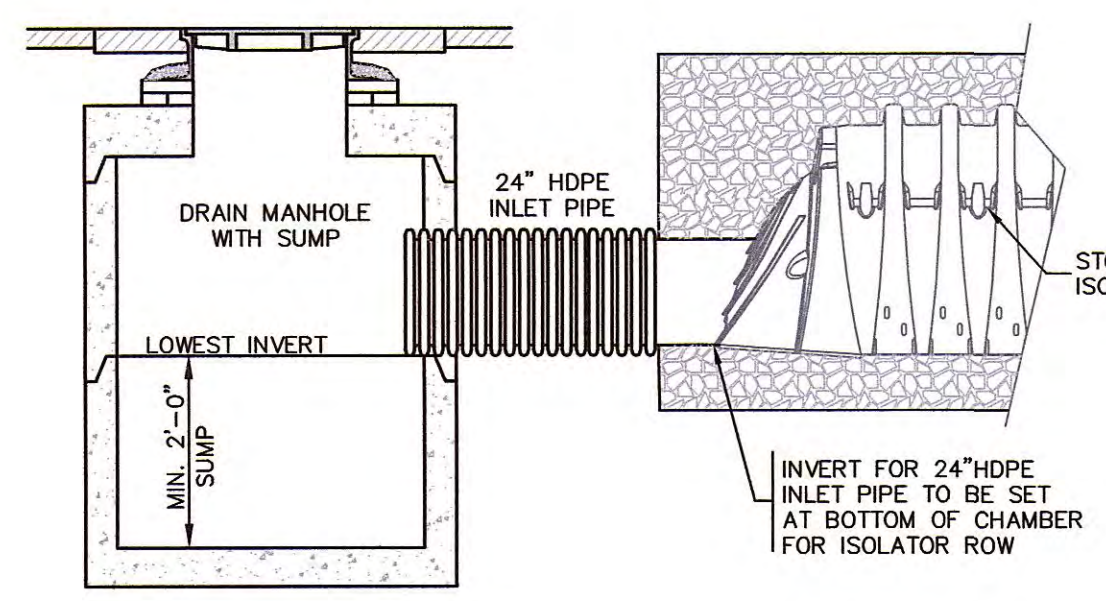
DES. BY: MCL	DATE: MARCH 2022	JOB 211009	C6.1
CHK. BY: NMP			

P:\211009\DWG\PERMIT\203 AYER ROAD - LARGE-SCALE COMMERCIAL DEVELOPMENT REV-2.DWG 03-09-23 10:36:28 AM - LAYOUT 002

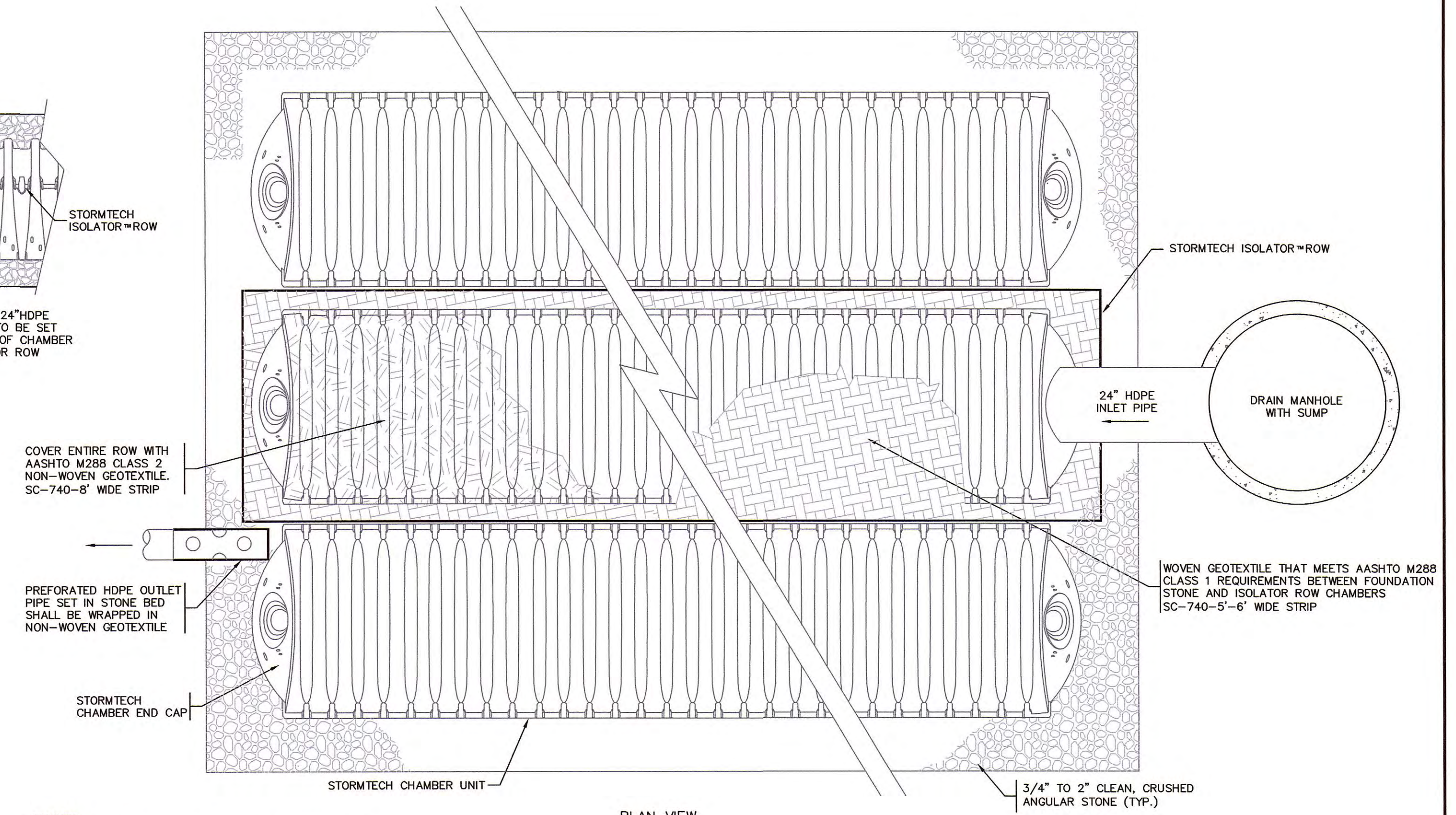


- NOTES:**
 [1] SEE BITUMINOUS CONCRETE PAVEMENT DETAIL FOR MATERIALS AND SPECIFICATIONS
 [2] GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES, COMPACT IN 6" LIFTS TO MINIMUM 95% STANDARD PROCTOR DENSITY.
 [3] SEE STORMTECH CHAMBER SYSTEMS DESIGN MANUAL FOR MANUFACTURERS SPECIFICATIONS AND MATERIAL SPECIFICATIONS.
 [4] ALL CHAMBERS MAY NOT BE SHOWN, SEE SITE PLAN FOR NUMBER AND CONFIGURATION.

STORMWATER CHAMBER SYSTEM
 TYPICAL CROSS SECTION
 NOT TO SCALE



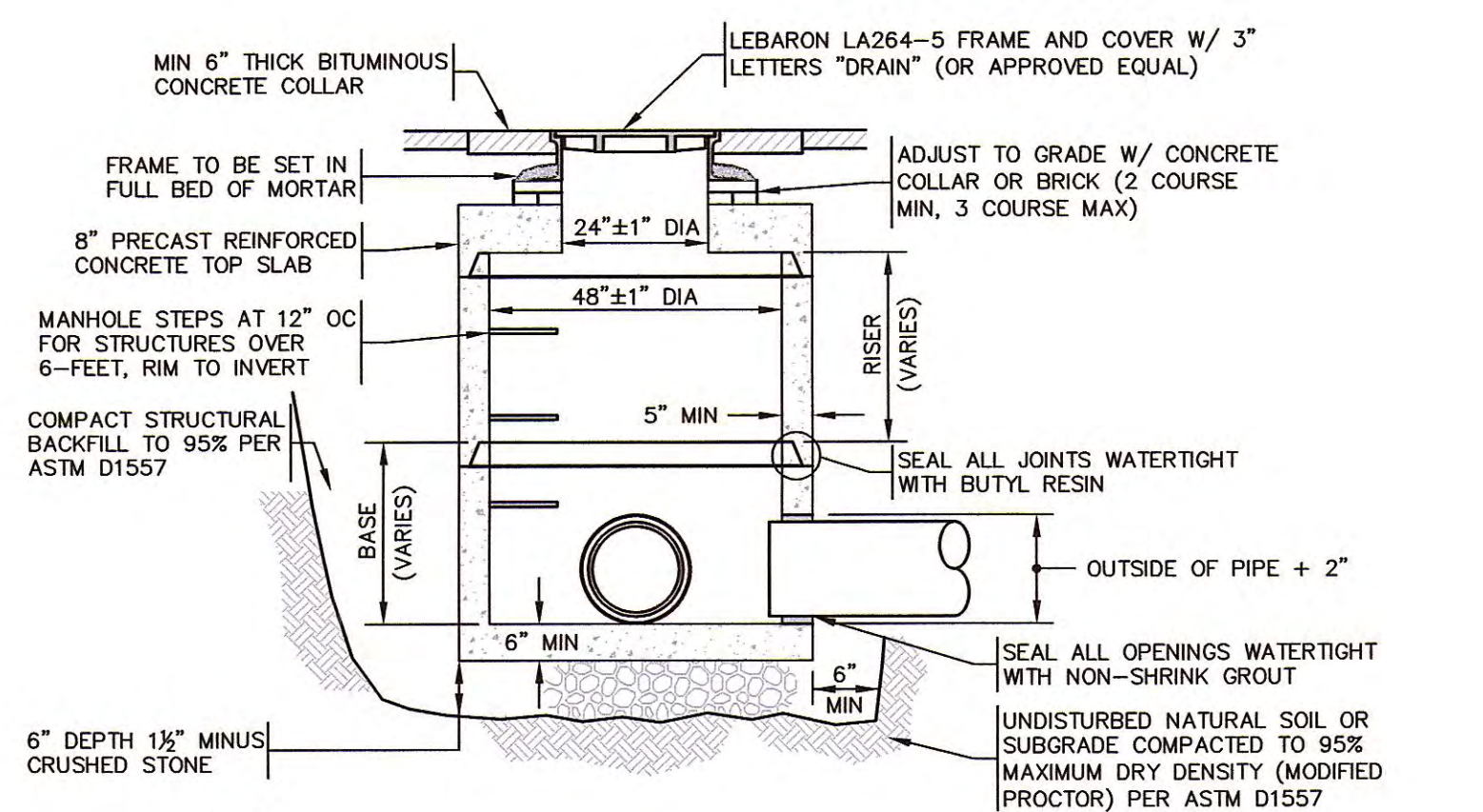
CROSS SECTION VIEW



PLAN VIEW

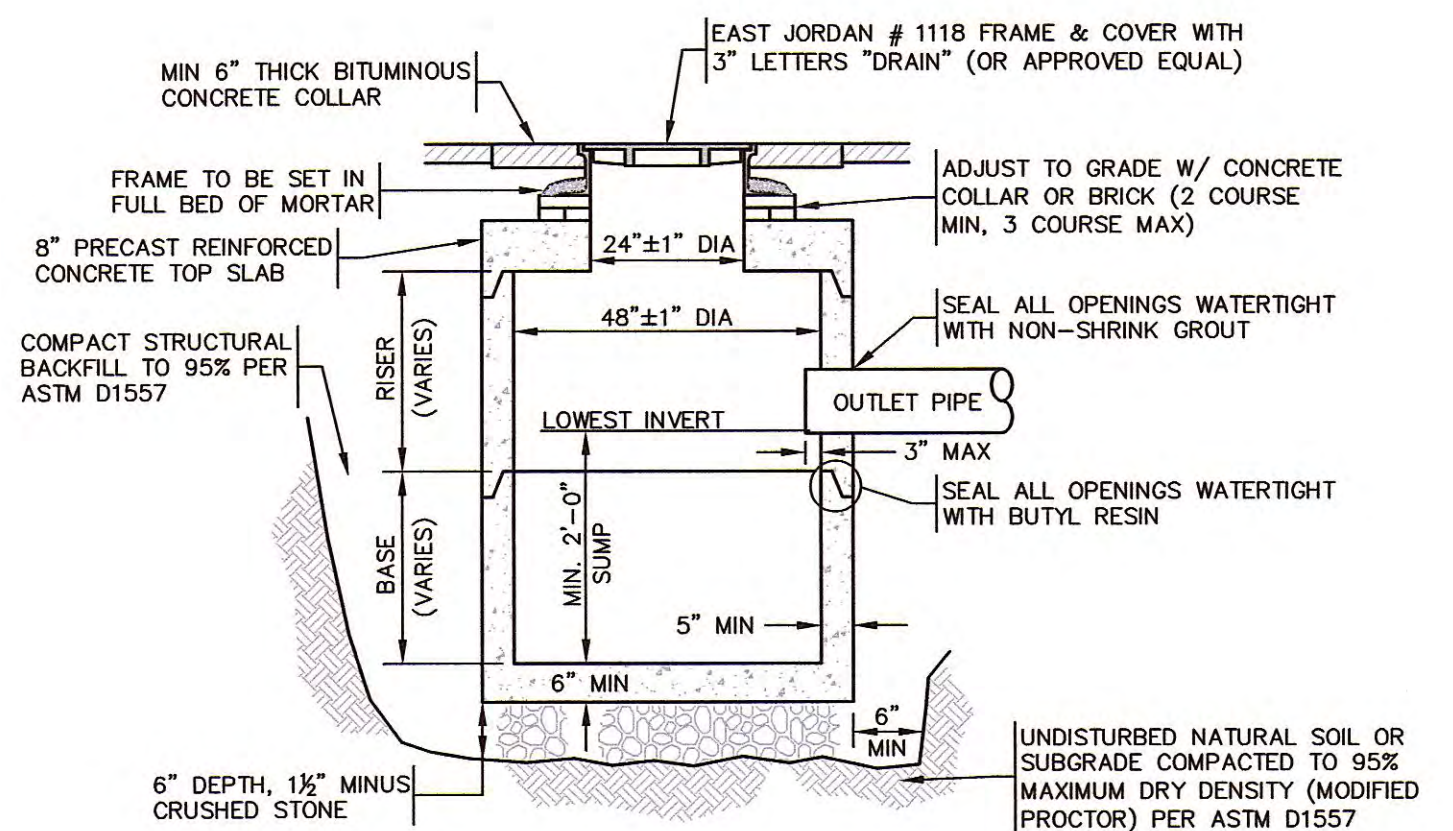
- NOTES:**
 1. SEE SITE PLAN FOR INLET AND OUTLET INVERT ELEVATIONS.
 2. ALL CHAMBERS MAY NOT BE SHOWN, SEE SITE PLAN.
 3. CONFIGURATION SHOWN MAY NOT BE ACCURATE, SEE SITE PLAN.

STORMTECH ISOLATOR ROW
 TYPICAL PLAN VIEW
 NOT TO SCALE



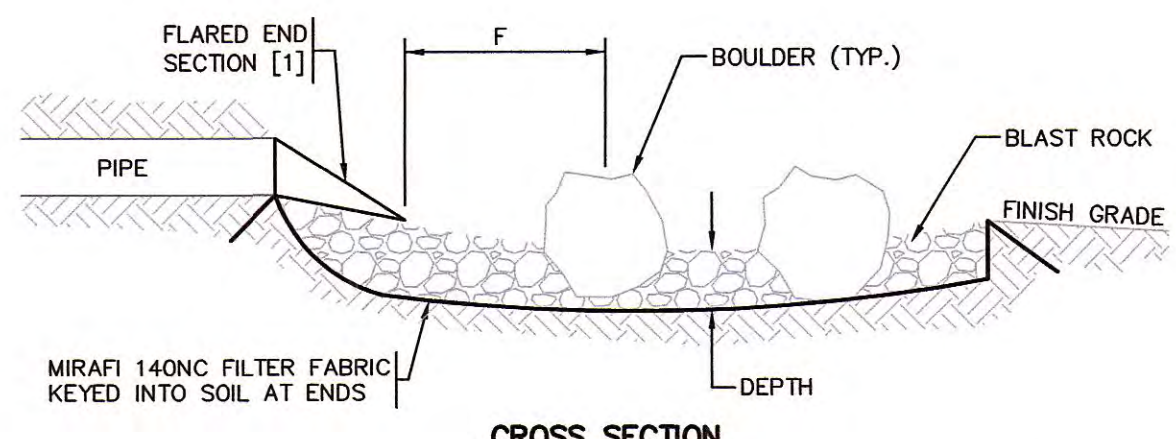
- NOTES:**
 [1] 4,000 PSI PRECAST CONCRETE AT 28 DAYS CONFORMING WITH LATEST ASTM C478.
 [2] REINFORCING PER LATEST ASTM A185.
 [3] STRUCTURE SHALL BE RATED FOR H-20 LOADING UNLESS SPECIFIED OTHERWISE.

DRAIN MANHOLE
 TYPICAL CROSS SECTION
 NOT TO SCALE

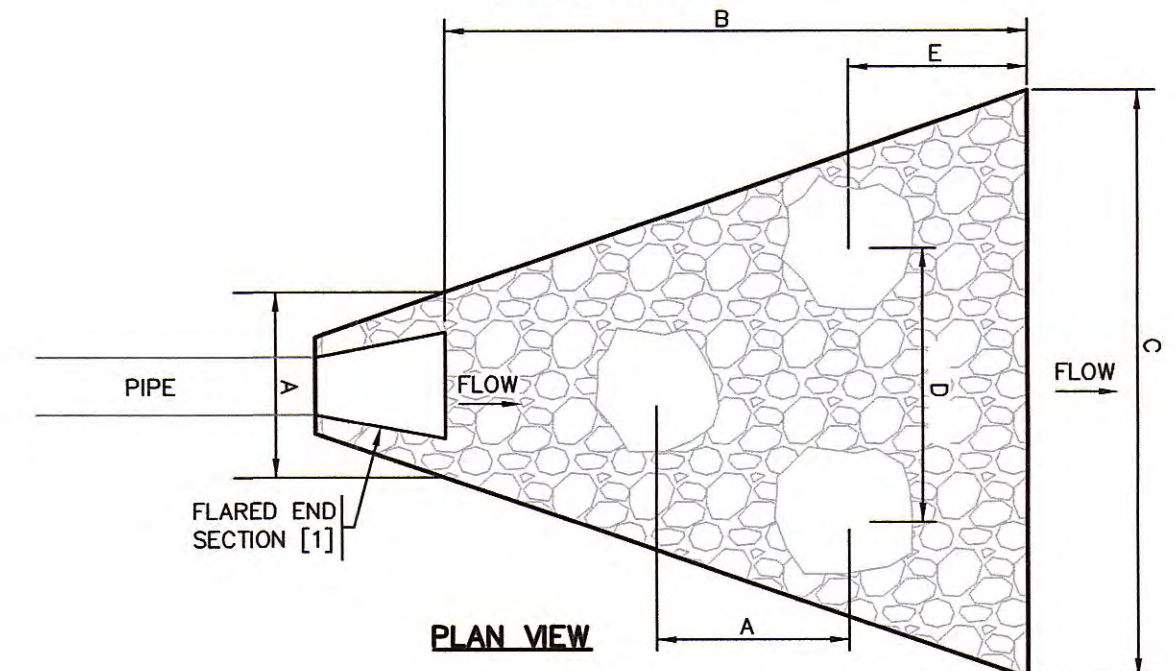


- NOTES:**
 [1] 4,000 PSI PRECAST CONCRETE AT 28 DAYS CONFORMING WITH LATEST ASTM C478.
 [2] REINFORCING PER LATEST ASTM A185.
 [3] STRUCTURE SHALL BE RATED FOR H-20 LOADING UNLESS SPECIFIED OTHERWISE.

DRAIN MANHOLE WITH SUMP (DMH-3, DMH-6 & DMH-7)
 TYPICAL CROSS SECTION
 NOT TO SCALE



CROSS SECTION

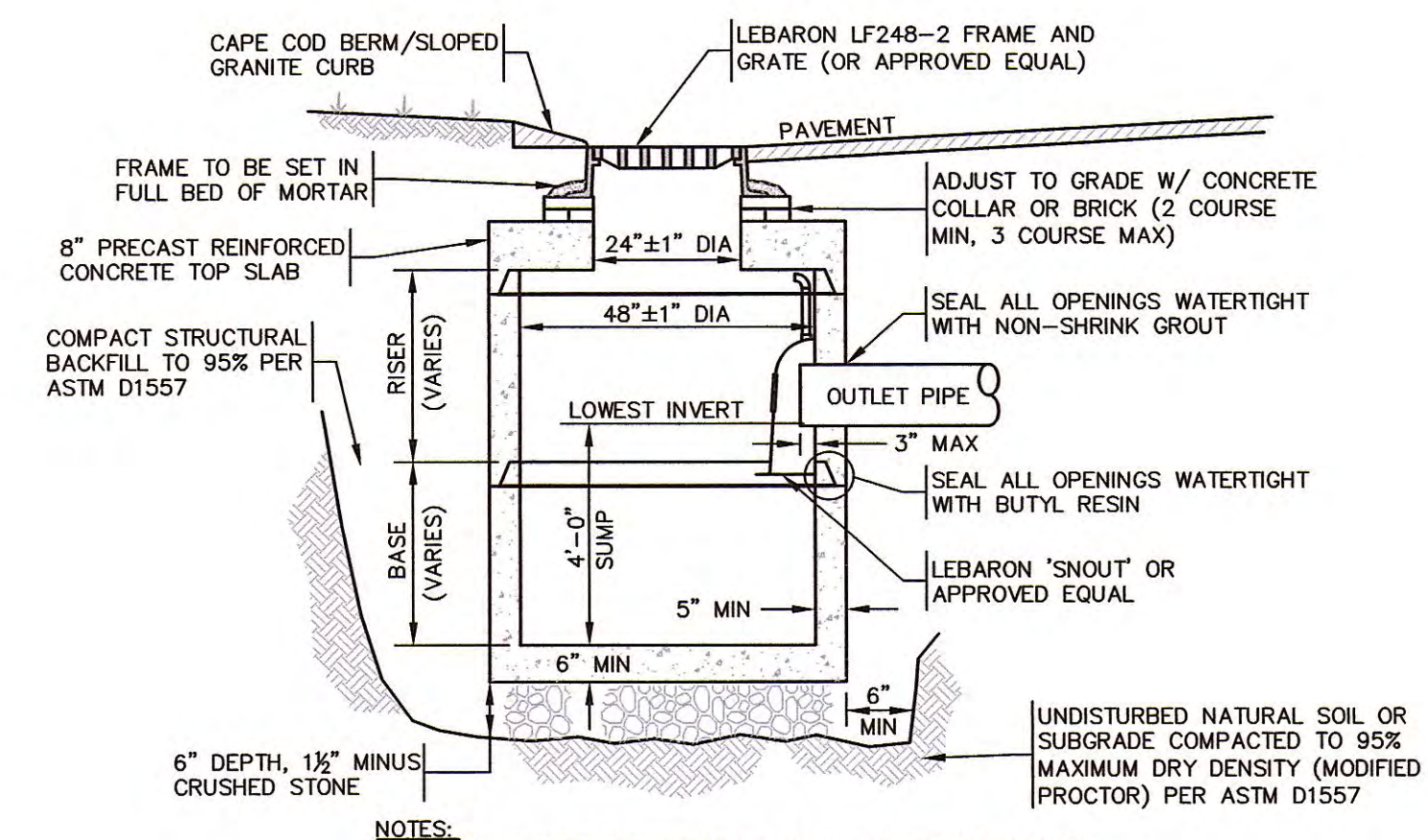


PLAN VIEW

PIPE DIA.	A (FT)	B (FT)	C (FT)	D (FT)	E (FT)	F (FT)	DEPTH (FT)	BLAST ROCK	BOULDER
8 IN.	1.5	4	4.5	[2]	-	-	0.5	6" MINUS	-
12 IN.	3	8	9	4	2	1.5	0.5	6" MINUS	18" - 24"
15 IN.	4	10	11.5	5	2.5	2	0.62	6" MINUS	21" - 30"
18 IN.	4.5	12	13.5	6	3	2.25	0.75	9" MINUS	27" - 36"

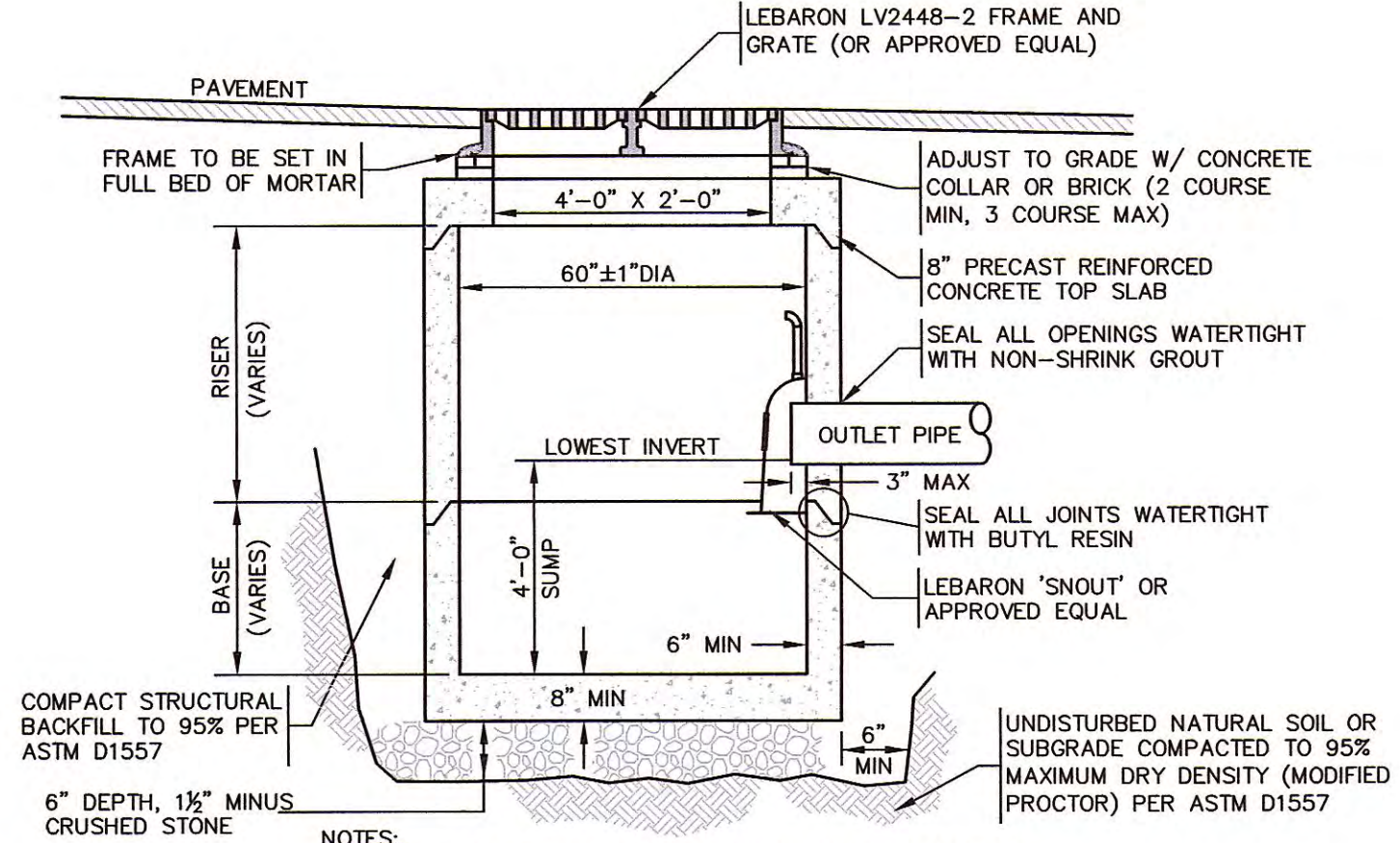
- NOTES:**
 [1] INSTALL TRASH RACK OR OTHER MEANS OF PREVENTION ON PIPE OUTLET TO PREVENT UNWANTED ITEMS FROM ENTERING CULVERT.
 [2] DO NOT PLACE BOULDERS WITHIN LEVEL SPREADER FOR INLET PIPE DIAMETERS LESS THAN 12".

FLARED END SECTION
 NOT TO SCALE



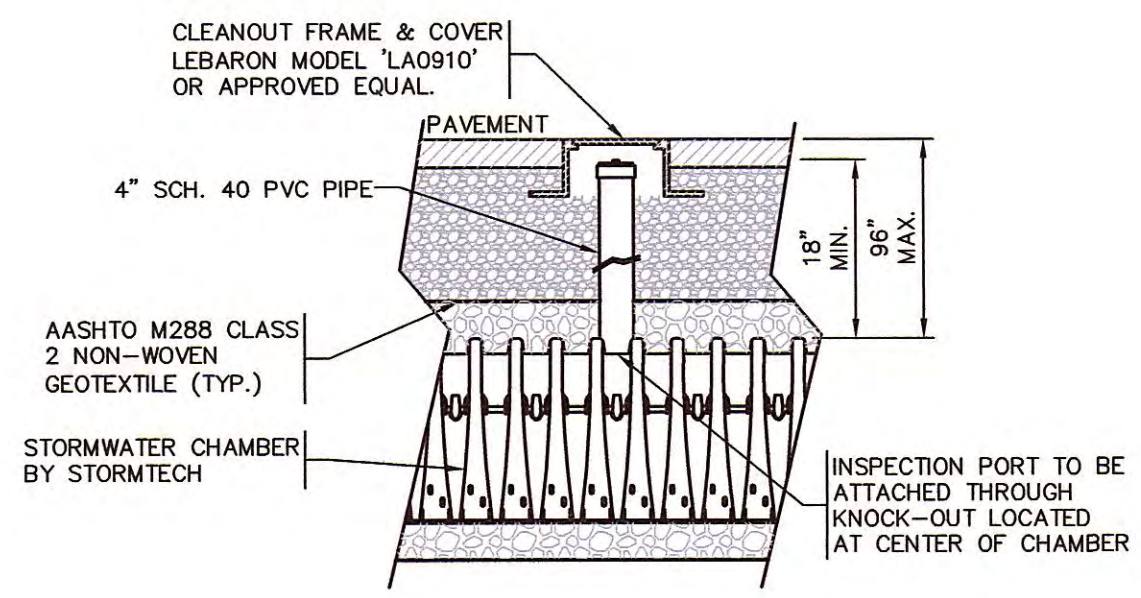
- NOTES:**
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 [2] REINFORCING PER LATEST ASTM A185.
 [3] STRUCTURE SHALL BE RATED FOR H-20 LOADING UNLESS SPECIFIED OTHERWISE.

CATCH BASIN
 TYPICAL CROSS SECTION
 NOT TO SCALE



- NOTES:**
 [1] 4,000 PSI PRECAST CONCRETE AT 28 DAYS CONFORMING WITH LATEST ASTM C478.
 [2] REINFORCING PER LATEST ASTM A185.
 [3] STRUCTURE SHALL BE RATED FOR H-20 LOADING UNLESS SPECIFIED OTHERWISE.

DOUBLE GRATE CATCH BASIN (DCB-4)
 TYPICAL CROSS SECTION
 NOT TO SCALE



INSPECTION PORT
 TYPICAL CROSS SECTION
 NOT TO SCALE

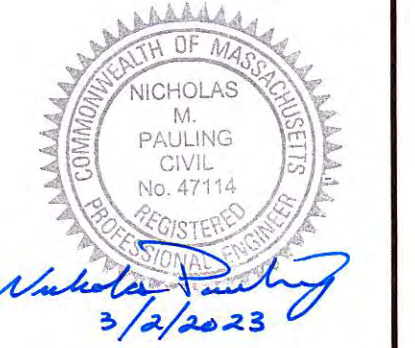
DRAWING ISSUED FOR:

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1	7/25/22	LT	NMP	PEER REVIEW COMMENTS



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PREPARED FOR:
 YVONNE CHERN
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 WAYLAND, MA 01778

WHEELER REALTY TRUST
 198 AYER ROAD
 HARVARD, MA 01451

DES. BY: MCL	DATE: MARCH 2022	JOB 211009	C6.2
CHK. BY: NMP			

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SOIL EVALUATION SUMMARY

SOIL EVALUATOR: LMHJOT TIV, GPR, INC.
 SOIL EVALUATOR APPROVED ON: NOVEMBER 02, 2021
 WITNESSED BY: UNWITNESSED
 EVALUATION PERFORMED: 01/13/2022

Deep Observation Hole Log					
Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (MUNSELL)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-12	A	FSL	10YR 3/3		
12-42	C1	S	10YR 5/4		
42-85	C2	SL	2.5Y 5/3	@42"	10YR 6/4 2.5Y 6/2

Parent Material (geologic) Glacial Till Depth to Bedrock: 85"
 Depth to Groundwater: Standing Water in the Hole None Weeping from Pit Face: None
 Estimated Seasonal High Groundwater in the Hole 42"

Deep Observation Hole Log					
Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (MUNSELL)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-12	A	FSL	10YR 3/3		
12-50	C1	S	10YR 5/4		
50-91	C2	SL	2.5Y 5/4	@50"	10YR 6/4 2.5Y 6/2

Parent Material (geologic) Glacial Till Depth to Bedrock: >91"
 Depth to Groundwater: Standing Water in the Hole 88" Weeping from Pit Face: 78"
 Estimated Seasonal High Groundwater in the Hole 50"

Deep Observation Hole Log					
Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (MUNSELL)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-12	A	FSL	10YR 3/3		
12-27	C1	S	10YR 6/4	@24"	
27-102	C2	FSL	2.5Y 5/4	7.5YR 5/6 2.5Y 6/2	

Parent Material (geologic) Glacial Till Depth to Bedrock: >102"
 Depth to Groundwater: Standing Water in the Hole 60" Weeping from Pit Face: 30"
 Estimated Seasonal High Groundwater in the Hole 24"

Deep Observation Hole Log					
Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (MUNSELL)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-12	A	FSL	10YR 3/3		
12-26	Fill	LS	10YR 6/4		
26-40	Ab	FSL	10YR 4/3		
40-50	C1	FS	2.5Y 6/1	@45"	
50-102	C2	FSL	2.5Y 5/4	7.5YR 5/6 2.5Y 6/2	

Parent Material (geologic) Glacial Till Depth to Bedrock: >102"
 Depth to Groundwater: Standing Water in the Hole 90" Weeping from Pit Face: 48"
 Estimated Seasonal High Groundwater in the Hole 45"

Deep Observation Hole Log					
Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (MUNSELL)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-40	Fill	FSL	10YR 3/3		
40-48	C1	S	10YR 5/4		
48-108	C2	FSL	2.5Y 5/4	@50"	7.5YR 5/6 2.5Y 6/2

Parent Material (geologic) Glacial Till Depth to Bedrock: >108"
 Depth to Groundwater: Standing Water in the Hole 101" Weeping from Pit Face: 52"
 Estimated Seasonal High Groundwater in the Hole 50"

Deep Observation Hole Log					
Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (MUNSELL)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-15	A	FSL	10YR 3/3		
15-80	C1	FSL	GLEYS 3/N	@15"	
80-108	C2	FLS	2.5Y 4/3	7.5YR 5/8	

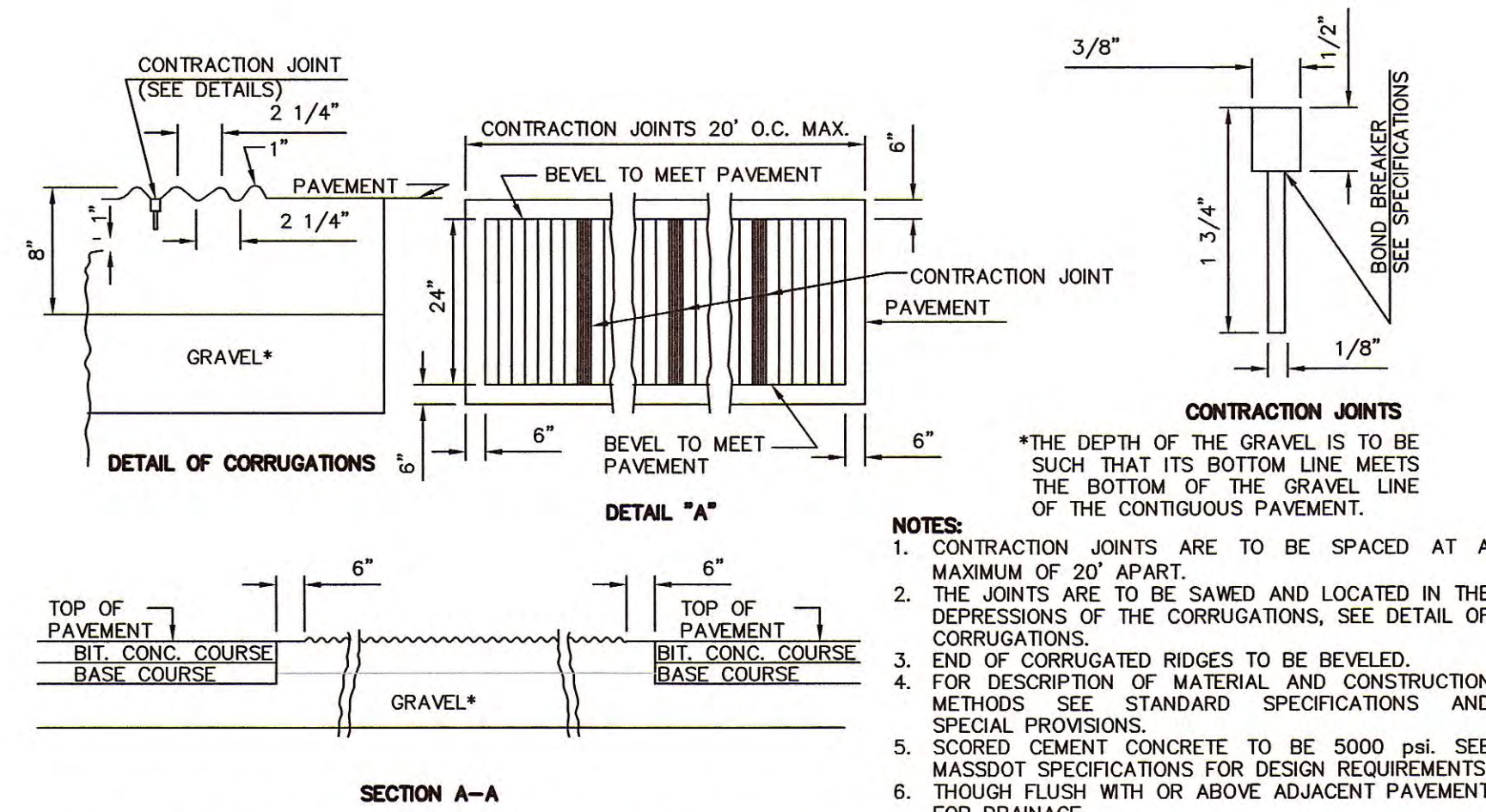
Parent Material (geologic) Glacial Till Depth to Bedrock: >108"
 Depth to Groundwater: Standing Water in the Hole 100" Weeping from Pit Face: 35"
 Estimated Seasonal High Groundwater in the Hole 15"

Deep Observation Hole Log					
Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (MUNSELL)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-15	A	FSL	7.5YR 2.5/2	@15"	
15-28	C1	S	10YR 4/2	10YR 5/6	
28-99	C2	FSL	GLEYS 3/N		

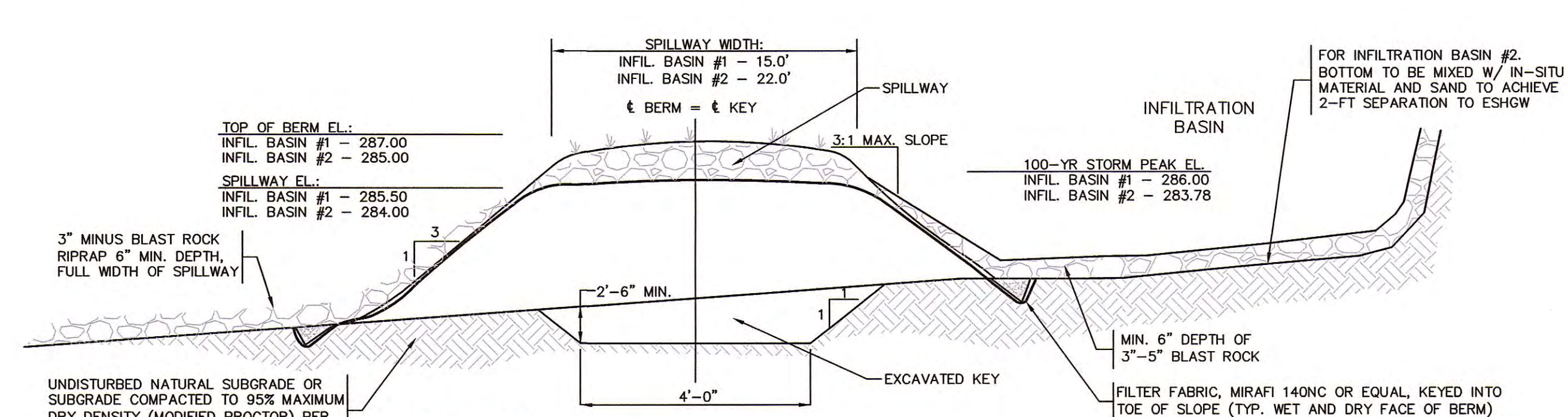
Parent Material (geologic) Glacial Till Depth to Bedrock: >99"
 Depth to Groundwater: Standing Water in the Hole 80" Weeping from Pit Face: 20"
 Estimated Seasonal High Groundwater in the Hole 15"

Deep Observation Hole Log					
Hole #	Soil Horizon	Soil Texture (USDA)	Soil Color (MUNSELL)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0-12	A	FSL	10YR 3/3		
12-28	C1	LS	10YR 5/4		
28-76	C2	SL	2.5Y 5/3	@60"	10YR 6/4 2.5Y 6/2

Parent Material (geologic) Glacial Till Depth to Bedrock: >76"
 Depth to Groundwater: Standing Water in the Hole 72" Weeping from Pit Face: 70"
 Estimated Seasonal High Groundwater in the Hole 60"

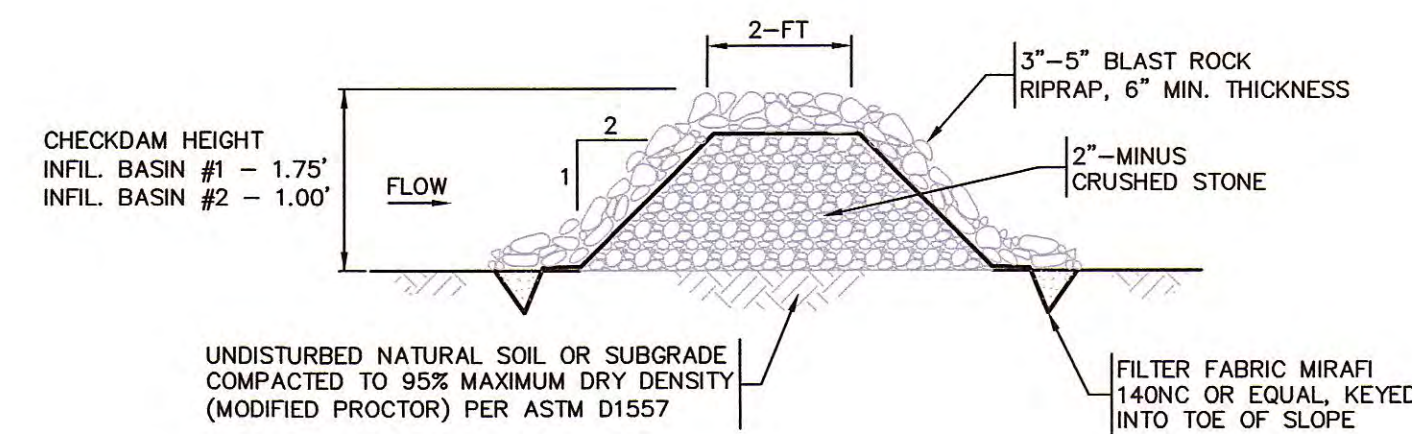


SECTION A-A
 SCORED CEMENT CONCRETE PAVEMENT
 NOT TO SCALE

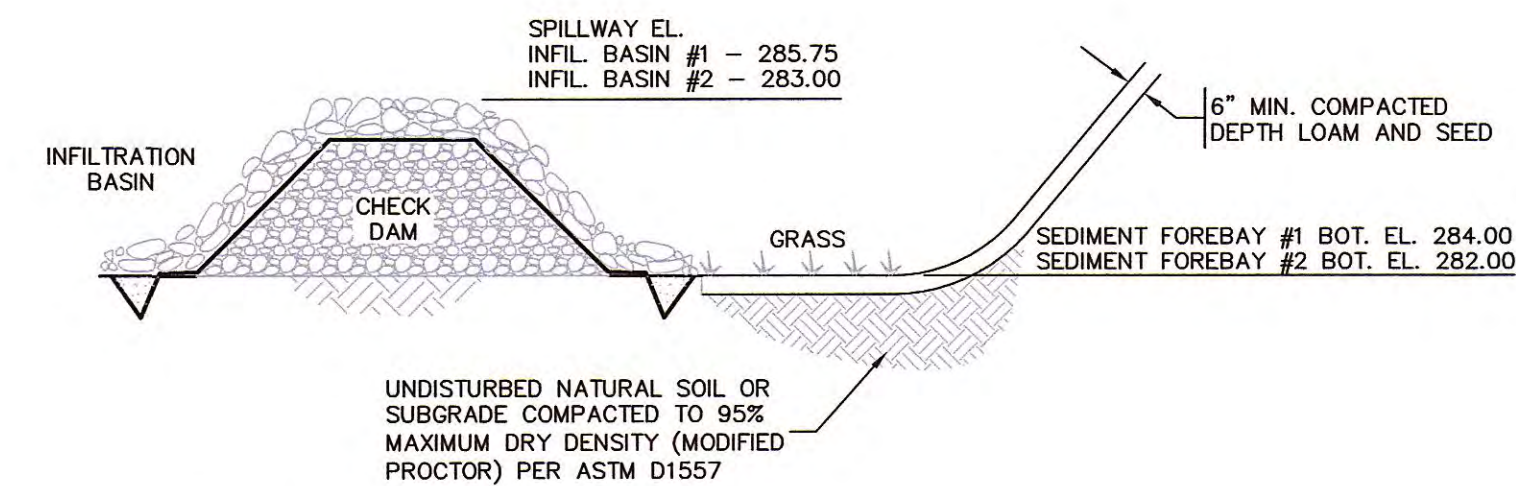


- MATERIAL NOTES:**
- EMBANKMENT MATERIAL SHALL BE WELL-GRADED, NATURAL TILL MATERIAL, MIN. 30% PASSING NO. 200 SIEVE, UNIFIED CLASSIFICATION SC, ML, OR CL WITH 10% CERTIFIED CLAY CONTENT. NO STONE LARGER THAN 6" LARGEST DIMENSION. GRADATION ANALYSIS OF BACKFILL MUST BE SUBMITTED FOR APPROVAL BY ENGINEER. ENGINEER SHALL APPROVE MATERIAL PRIOR TO PLACEMENT.
 - PLACE MATERIAL IN 12" LIFTS AND MECHANICALLY COMPACT TO 95% (MODIFIED PROCTOR).
 - PLACE MATERIAL AT OR WITHIN 1% OF OPTIMUM MOISTURE.
 - REMOVE UNSUITABLE MATERIALS, LOAM & ORGANICS. CONTACT ENGINEER IF DEPTH OF UNSUITABLE MATERIAL EXCEEDS 3'-FT.

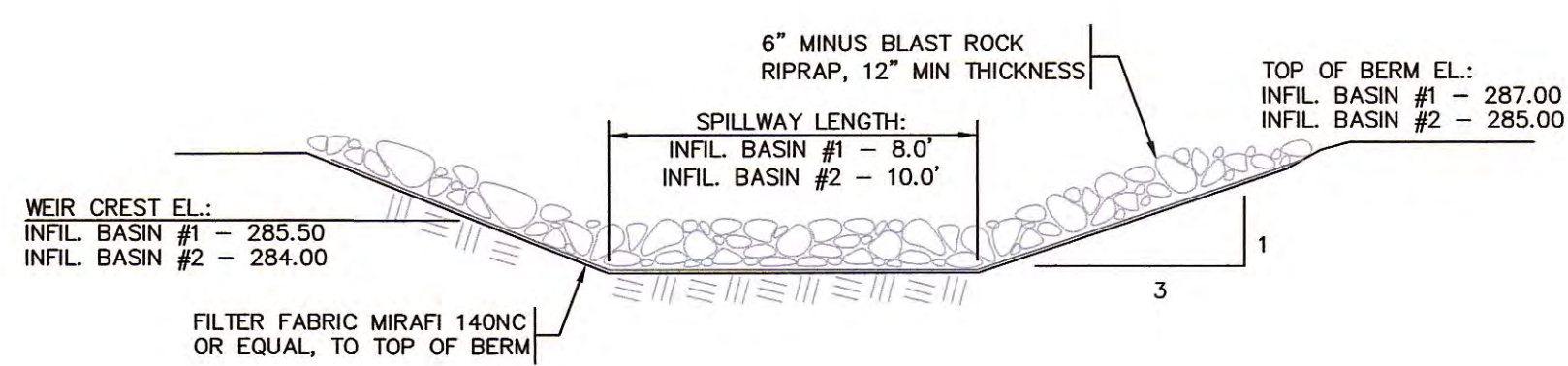
INFILTRATION BASIN BERM
 TYPICAL CROSS SECTION
 NOT TO SCALE



CHECK DAM
 TYPICAL CROSS SECTION
 NOT TO SCALE



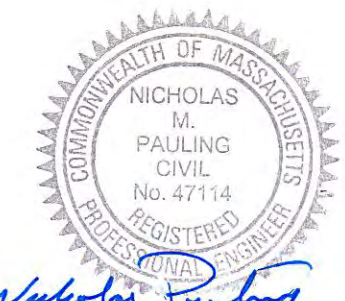
SEDIMENT FOREBAY
 TYPICAL CROSS SECTION
 NOT TO SCALE



SPILLWAY
 TYPICAL CROSS SECTION
 NOT TO SCALE

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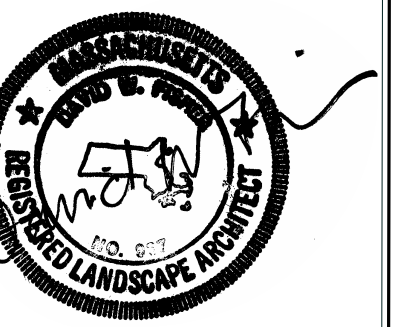
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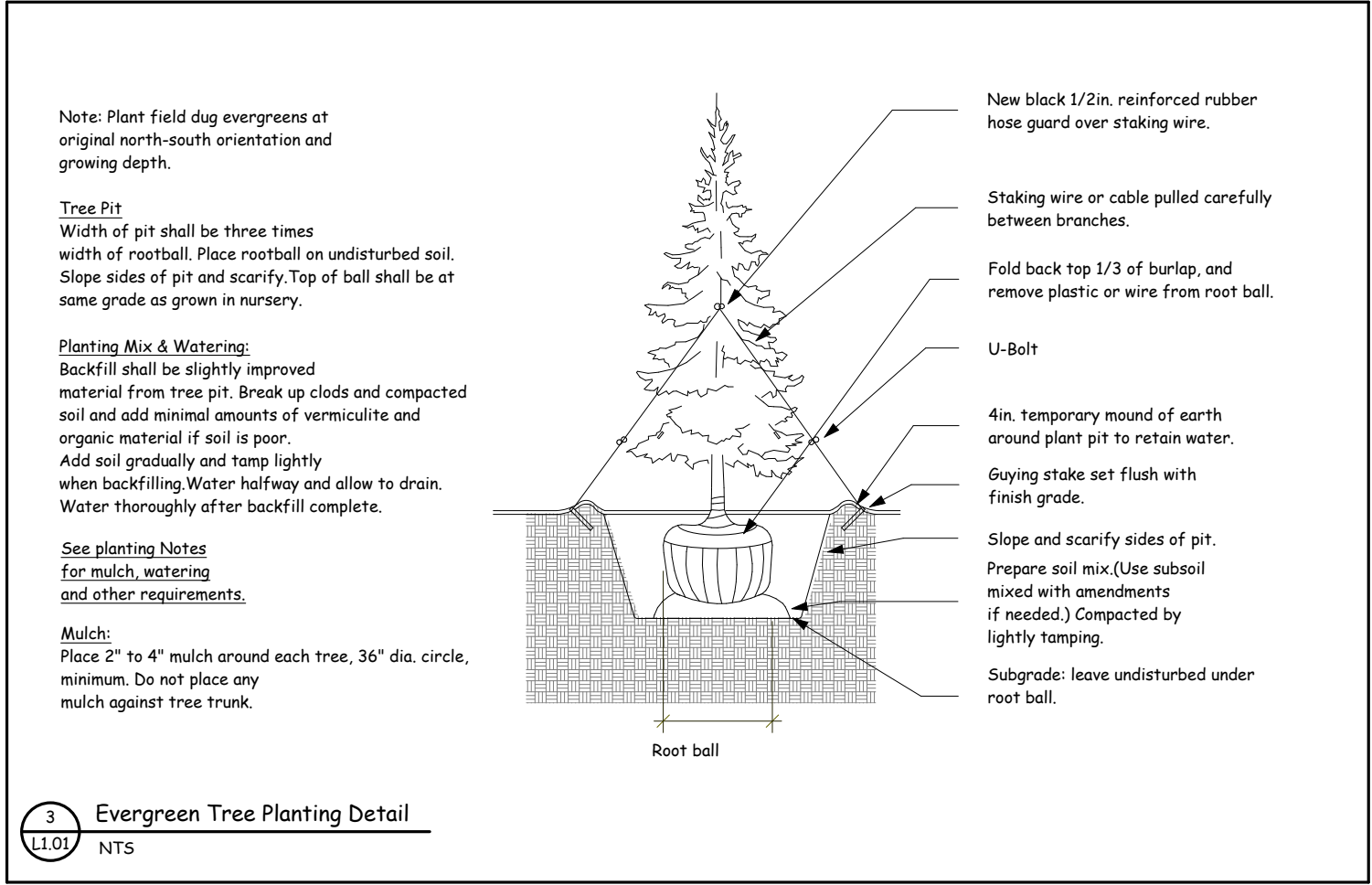
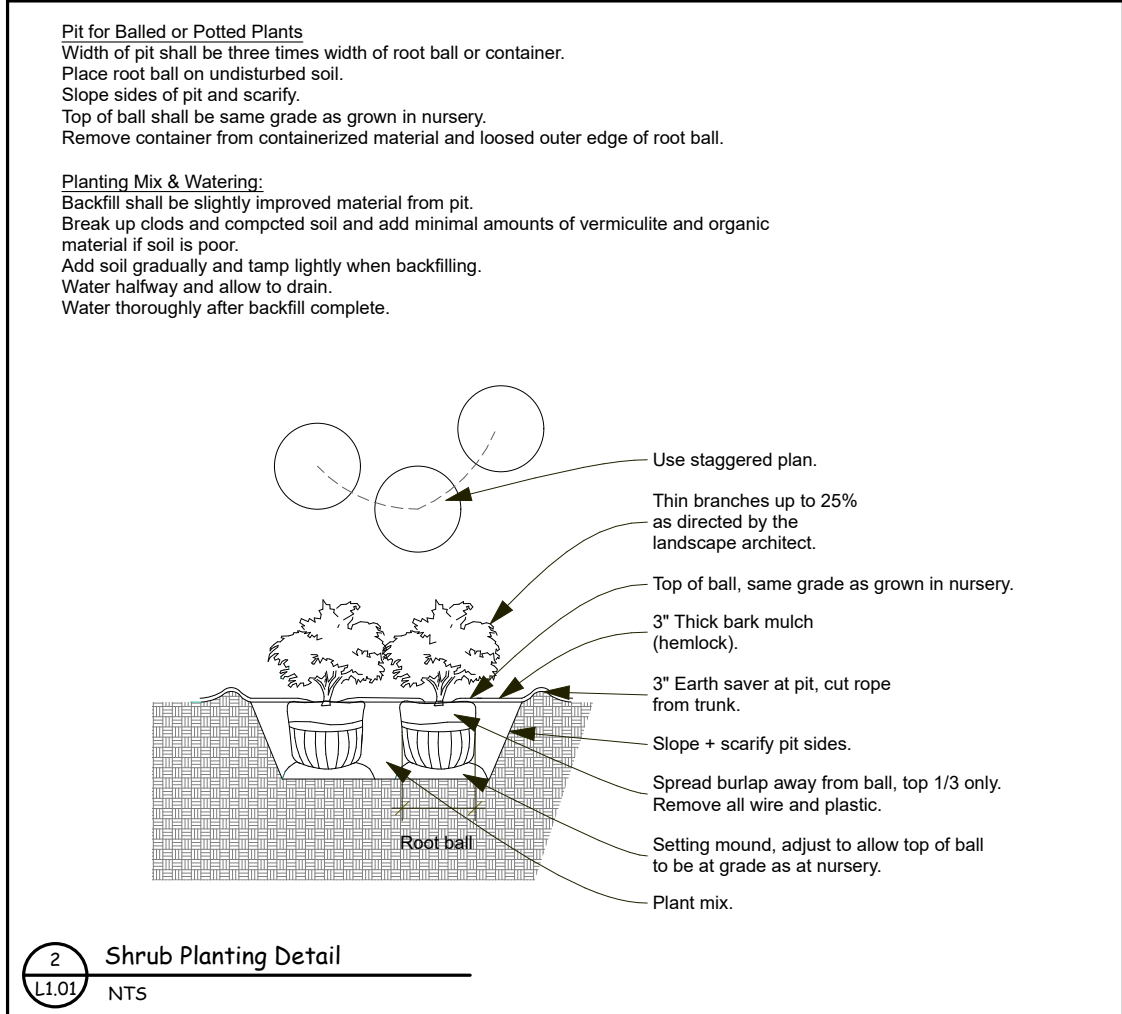
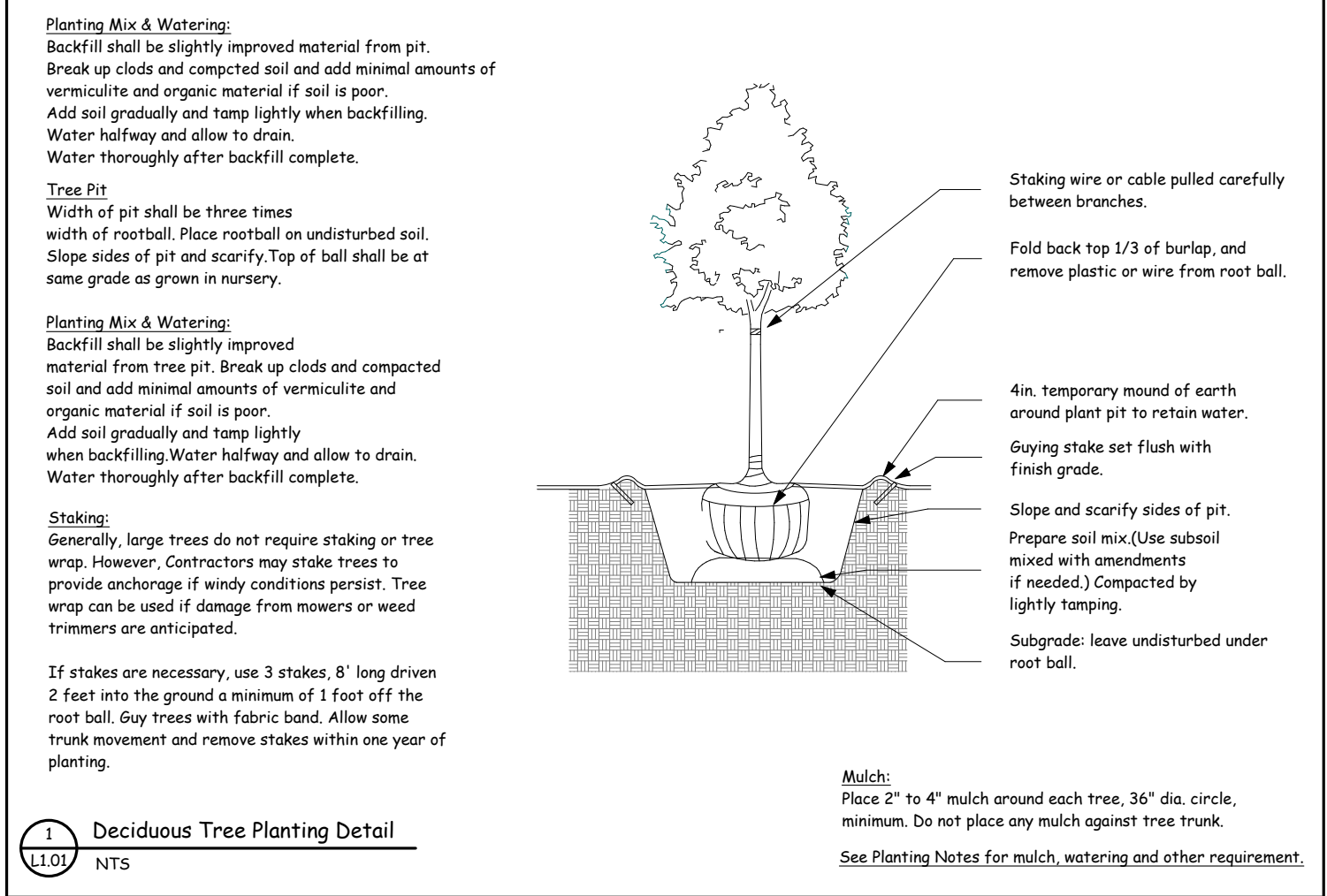
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WHEELER REALTY TRUST
 198 AYER ROAD
 HARVARD, MA 01451

DES. BY: MCL	DATE: MARCH 2022	JOB 211009	C6.3
CHK. BY: NMP			



Rev. 3:
Rev. 2:
Rev. 1: March 1, 2023
Date: April 25, 2022
Scale: 1"=40'



Landscape Water Use Management
New Installations of Trees, Shrubs, and Flowers

- Provide temporary irrigation to all new plantings. Water with 2" of water to thoroughly soak the soils every day for two weeks following installation.
- Thereafter, water at 1" two times per week to maintain a moist soil through the first summer into fall.
- Water well one final time in late November before the ground freezes to improve the plant's ability to tolerate winter desiccation.

New Installations of Conservation Seed and Wild Flower Mixes

- Water with 2" of water (30 mins of aerial irrigation) to thoroughly soak the soils every other day for two weeks following installation.
- Water at 1" two times per week to maintain a moist soil through the first summer into fall.

Recommended Planting Seasons: Zone 5 and 6

Planting	Season Begins	Season Ends
Spring Planting		
Lawns	April 1-15	May 15-30
Evergreens	April 1-15	May 15-30
Deciduous Plants	April 1-15	May 15-30
Fall Planting		
Lawns	August 1-15	September 15-30
Evergreens	September 1-15	November 1-15
Deciduous Plants	October 1-15	November 15-30

- Planting Notes**
- The Contractor is responsible for the legal removal and disposal of all debris from the site and as may be directed by the Owner.
 - Coordinate final locations of Site Improvements with the Civil and Architectural plans.
 - The Contractor shall notify DIG-SAFE (1 888-344-7233) to verify the location of any underground utilities prior to any digging.
 - All plant material and planting procedures shall conform to the "American Standard for Nursery Stock" as published by the American Nursery and Landscape Association.
 - Contractor to stake proposed locations of all new plant material for LA review prior to planting.
 - Plant List governs: Contractor to provide plants on list. Locations and quantities in planting areas are subject to change under the discretion of the LA.
 - The Contractor shall supply all plant materials in quantities sufficient to complete the shown on all drawings.
 - All plant materials are subject to the approval of the Landscape Architect at the Nursery and at the site. All trees shall have single leader unless otherwise noted. No unapproved substitutions will be accepted. Plants species and cultivar, size and quantity shall not change without the approval of the Landscape Architect. Location of all trees and shrubs shall be marked for the approval of the Landscape Architect the day prior to commencement of planting.
 - All plants shall bear the same relationship to finished grade as original grade before digging. Plants to be transplanted shall be carefully dug, with adequate root balls and surrounding soil and pruned according to ANA standard practices. Trees with root flare covered by more than 1 1/2" of soil will be rejected prior to installation. Set plants plumb.
 - All trees and shrubs shall be balled in burlap or containerized, unless otherwise noted. No root bound container grown stock will be accepted. All plastic root wrapping and metal wire baskets shall be carefully removed at the time planting. Wire directly under root ball can remain.
 - The planting soil mixture shall be a sandy loam modified with organic components of 4-8% organic matter, dry weight, PH range of 5.5 to 6.5 and no coarse fragments over 2". A soil sample from the proposed planting medium shall be sent to the UMass Extension Service, University of Massachusetts, West Experiment Station, Amherst, MA 01003, tel: 413.545.2311, fax: 413.545.1931 to be analyzed for organic matter, acidity, soluble salts, buffer PH, potassium and silt and clay content.
 - Contractor shall place 3" of fine shredded dark brown, aged two years, pine bark mulch in all bed areas. Submit sample to Landscape Architect.
 - All evergreen plant material shall be sprayed in the first Fall after planting with an anti-desiccant the first week of November.
 - Provide temporary irrigation system for all plant material. System to be functional for a spring and a fall planting season. Flood plants thoroughly once immediately after planting and twice during the first 24 hour period after planting.
 - Extreme care shall be taken not to disturb existing plant materials unless the plant is specifically noted to be transplanted or removed. Any plant injured, removed or destroyed without permission, shall be replaced with plant material of equal size and species at the Contractor's expense.
 - Do not wrap trunk of trees.
 - Stake only deciduous trees on windy exposures or steeper slopes. Evergreen trees may be staked at the discretion of the Landscape Architect. Consult with Landscape Architect.
 - Contractor shall maintain the trees for a minimum of 60 days following preliminary acceptance of Landscape Architect. After 60 days, provide Owner with written maintenance instructions.
 - Contractor shall guarantee all plant material for a minimum of one (1) year from the date of final acceptance of the Landscape Architect. The Contractor shall replace any dead or horticulturally damaged trees at his expense during the 1 year guarantee period.
 - Contractor shall provide Jute netting on steep slopes as directed by Civil Engineer to control soil erosion and loss.

SEED MIX 1 Non-Mowed/ Annual Mowing Area Seed Mix:
Showy Northeast Native Wildflower & Grass Mix
Seed specification from Ernst Seeds mix: ERNMX-153, or equal

31.5%	Little Bluestem, Fort Indiantown Gap-PA Ecotype (Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype)
20%	Sideoats Grama, 'Butte' (Bouteloua curtipendula, 'Butte')
18%	Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
4%	Tall White Beardtongue, PA Ecotype (Penstemon digitalis, PA Ecotype)
4%	Partridge Pea, PA Ecotype (Chamaecrista fasciculata (Cassia f.), PA Ecotype)
3%	Purple Coneflower (Echinacea purpurea)
2.5%	Marsh (Dense) Blazing Star (Spiked Gayfeather) (Liatris spicata)
2%	Butterfly Milkweed (Asclepias tuberosa)
2%	Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype)
2%	Oxeye Sunflower, PA Ecotype (Helianthus annuus, PA Ecotype)
2%	Blackeyed Susan, Coastal Plain NC Ecotype (Rudbeckia hirta, Coastal Plain NC Ecotype)
1.5%	New England Aster (Aster novae-angliae (Symphyotrichum n.))
1.5%	Smooth Blue Aster, NY Ecotype (Aster laevis (Symphyotrichum laevis), NY Ecotype)
1.5%	Ohio Spidewort, PA Ecotype (Tradescantia ohiensis, PA Ecotype)
1%	Autumn Bergtross, Albany Pine Bush-NY Ecotype (Agrostis perennans, Albany Pine Bush-NY Ecotype)
0.8%	Albany Pine Bush-NY Ecotype
0.5%	Browneyed Susan, WV Ecotype (Rudbeckia triloba, WV Ecotype)
0.5%	Wild Senna, VA & WV Ecotype (Senna hebecarpa (Cassia h.), VA & WV Ecotype)
0.5%	Wild Bergamot, Fort Indiantown Gap-PA Ecotype (Monarda fistulosa, Fort Indiantown Gap-PA Ecotype)
0.5%	Maryland Senna (Senna marilandica (Cassia m.))
0.5%	Blue False Indigo, Southern WV Ecotype (Baptisia australis, Southern WV Ecotype)
0.5%	Early Goldenrod, VA Ecotype (Solidago juncea, VA Ecotype)
0.2%	Hoary Mountainmint, MD Ecotype (Pycnanthemum incanum, MD Ecotype)
Total: 100%	

Seed Mix 2 Detention/ Infiltration Basin Seed Specification
(from Ernst Seeds mix: ERNMX-180 -1, or equal)

46%	River Oats, PA/VA Ecotype Blend (Chasmanthium latifolium)
25%	Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)
20%	Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
4%	Autumn Bergtross, PA Ecotype (Agrostis perennans, PA Ecotype)
3%	Blunt Broom Sedge, PA Ecotype (Carex scoparia)
1%	Soft Rush (Juncus effusus)
1%	Path Rush, PA Ecotype (Juncus tenuis)
Total: 100%	

PLANT LIST

QTY	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
Deciduous Trees					
10	AR	Acer rubrum 'October Glory'	October Glory Red Maple	4"-5" cal.	NE Native
13	AS	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	4"-5" cal.	NE Native
3	CK	Cornus x Stellar Pink	Stellar Pink Dogwood	2.5"-3" cal.	
7	CF	Cornus x Ruth Ellen	Ruth Ellen Dogwood	2.5"-3" cal.	
9	MF	Malus floribunda	Japanese Flowering Crab	2"-2.5" cal.	
9	QR	Quercus rubra	Red Oak	4"-5" cal.	NE Native
19	PY	Prunus x yedensis	Yoshino Cherry	2"-2.5" cal.	
Evergreen Trees					
6	AF	Abies fraserii	Fraser Fir	8'-10' Tall	Native
4	PN	Pinus nigra	Austrian Pine	8'-10' Tall	
3	TC	Tsuga canadensis	Canadian Hemlock	8'-10' Tall	Native
Shrubs					
6	CB	Cornus baileyi	Bailey Red Twig Dogwood	3'-3.5' Tall	Native
5	DG	Deutzia gracilis	Common Deutzia	2'-2.5' Tall	
6	MP	Myrica pensylvanica	Bayberry	3'-3.5' Tall	Native
3	PO	Physocarpus opulifolius	Common Ninebark	4.5'-5' Tall	Native
12	RC	Rhododendron catawbiense	Catawba Rhododendron	4.5'-5' Tall	Native
23	SP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac		
10	VC	Vaccinium corymbosum	High Bush Blueberry	4.5'-5' Tall	Native



March 2, 2023

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

**Subject: Special Permit and Site Plan Application
203 Ayer Road, Harvard, MA
Project Review Response Letter Revision-2**

Dear Board Members:

On behalf of the applicants, Yvonne Chern & Wheeler Realty Trust, we submit the following responses to the supplemental peer review from Beals + Thomas:

- **“Special Permit and Site Plan Application Supplemental Peer Review – Ayer Road Village – 203 Ayer Road, Harvard Massachusetts – B+T Project No. 3241.02” by Beals + Thomas. Dated August 18, 2022.**

The responses below are intended to address these comments, while summarizing revisions made to address them.

- GPR submitted responses **on 7/25/22** in the **Project Review Response Letter Revision-1**, shown below in **green**, in response to the *“Special Permit and Site Plan Application Peer Review” by Beals + Thomas (dated 6/3/22)*.
- GPR is submitting responses **on 3/2/23** in the **Project Review Response Letter Revision-2**, shown below in **purple**, in response to the *“Special Permit and Site Plan Application Supplemental Peer Review” by Beals + Thomas (dated 8/18/22)*.

Since the last Beals + Thomas peer review the applicant has had multiple meetings with the Harvard Planning Board and Design Review Board. The applicant has provided much more detail on Buildings B & C, including architectural elevations, renderings and the inclusion of three residential apartments in the upper level of Building B. The addition of the residential units as multi-family modify the filing from an Ayer Road Village Special Permit (ARV-SP) to include Mixed-use village development (MUVD) as defined in §125-13Z.(1). The applicant further requests the use of the incentives under 125-52 G.(2)(a) allowing up to 20% floor area of the total parcel. The project is now proposing 10.28% FAR.

There are two different architectural firms on the project and they have worked together to unified exterior features, materials and colors. As part of this response submittal the latest architectural plans have been included. The site plans and landscape architectural plans have been updated as well including additional lighting structures, refuge locations, extended

Goldsmith, Prest & Ringwall, Inc.

walkways, HVAC pads and associated screening, and additional plantings and changes to the plantings. While there is no requirement for photometric plans we have added them to the package of material along with fixture cut sheets.

At this point the Design Review Board has submitted their comments to the Planning Board and the Board has accepted them.

Comments:

1. §125-20.D of the Bylaw requires the development to provide water supply and sewage disposal approved by the Board of Health (BOH). We acknowledge the proposed connections to the previously installed on-site systems. We note this for the benefit of the Board and defer review and approval of the adequacy of these connections to the Board of Health Review process.

GPR's Response: No comment.

Current B+T Response: We reiterate the intent of our previous comment.

Current GPR Response: Noted

2. §125-29.I of the Bylaw requires a building factor calculation to confirm the lot shape. The referenced calculation does not appear to have been provided by the Applicant. We request that the Applicant provide the referenced calculation in accordance with the referenced section of the Bylaw.

GPR's Response: Lot shape calculation provided under the Zoning Summary Table as requested.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment.

3. §125-30.B of the Bylaw requires a total building floor area calculation for all levels of all buildings. Understanding that buildings B & C are not fully designed, as proposed, the Project does not appear to comply with the 10% maximum coverage area. We request that the Applicant clarify the design intent and document compliance with the referenced section of the Bylaw.

GPR's Response: The project proposes 45,998 SF of total building floor area, this is approximately 9.57% total lot area.

Current B+T Response: We acknowledge the calculation provided by the Applicant. We note for the benefit of the Board, as a potential condition of the approval, that the proposed floor areas for the undesigned Buildings B & C be limited to a total of 16,000 SF to maintain compliance with the referenced section of the Bylaw.

Current GPR Response: As mentioned In the beginning of the letter the scope of the

project has changed making the project now a ARV-SP & MUV D allowing the Planning Board to approve up to 20% maximum FAR coverage. As of this latest revision, the project proposes 49,398 SF of total building floor area, approximately 10.28% of the total lot area.

4. §125-30.D of the Bylaw requires that the area within 20-ft of the street line be clear of signage, fences, plantings, etc., to provide adequate visibility for oncoming traffic. As proposed, the landscape plan does not appear to comply with this requirement. We request that the Applicant clarify the design intent and document compliance with the referenced section of the Bylaw.

GPR's Response: As designed the sight triangle will not be impacted.

Current B+T Response: The landscape design continues to provide for plantings directly adjacent to Ayer Road in the area of the access driveway that impacts the sight triangle depicted on the plans. Accordingly, we reiterate the intent of our previous comment.

Current GPR Response: The sign and associated plantings are setback from the road at 20 feet plus. The plantings adjacent to the sign are low growing plants so that even if forward of the 20 foot setback they will meet the height requirement. There are a couple of trees proposed within the 20 foot setback that are beyond the sight distance triangle and will also meet the requirement of not blocking sight distance. Sheet C3.2 indicates the directory sign at Ayer Rd and an identification sign at each of the three drive entrances.

5. §125-31.B(2) of the Bylaw requires each branch of a shared driveway shall include a turnaround for vehicles, especially emergency vehicles. We acknowledge the swept path analysis provided for a SU-30, or a typical delivery truck. Based on this analysis, the required turnarounds do not appear to be provided. We request that the Applicant clarify the design intent and document compliance with the noted section of the Bylaw for vehicles larger than a SU-30 and more typical of a fire engine. We defer ultimate review and approval of the driveway geometry and adequacy of the emergency access provided to Harvard Fire Department personnel.

GPR's Response: Turning analysis has been revised to show fire truck turning template.

Current B+T Response: The required turnarounds continue to not be provided for each branch of the parking area as prescribed by the referenced Bylaw. Accordingly, we reiterate the intent of our previous comment.

Current GPR Response: The plans have been updated for turning movements from the main access into each section of the parking (see C5.1).

6. §125-38.D(2) of the Bylaw requires that site plans include provisions for lighting. A lighting design does not appear to be included in the current submission. We request that the Applicant clarify the design intent for lighting and provide a photometric plan as may be applicable.

GPR's Response: The proposed project has accounted for on site lighting and

light fixtures as proposed are in accordance with §125-40. See Sheet C3.1. Additionally, Site photometric plan shall be submitted shortly.

Current B+T Response: We reiterate the intent of our previous comment pending the submission of the referenced photometric plan.

Current GPR Response: Site photometric plans are not a requirement nor is there a foot candle/lumen requirement, however as part of this submission there is a separate package of photometric plans and lighting cut sheets. The applicant proposes manual controls for the rear lighting at the Badminton Center controlling the rear lot in two different portions of the lot. For evenings of low attendance lighting will be limited to the front lot, for weekends and events the rear lot will be illuminated as necessary. The bollards along the walkway will be illuminated for security throughout the night.

7. §125-38.D(3) of the Bylaw requires site plans include provisions for water supply to be provided. A layout of the proposed water distribution network is provided; however, the specific length, size and material of water main is designated as “to be determined.” Additionally, a fire suppression system is also proposed, but again, designated to be “designed by others”. We request that the Applicant clarify the design intent for the water system to the satisfaction of the Board and the overarching BOH review process.

GPR's Response: Although §125-38.D(3) of the Bylaw requires site plans to include provisions for water supply, it does not require final specifications for a fire suppression system that will be submitted as required for the building permit application.

Current B+T Response: We acknowledge the response provided by the Applicant. We defer to the Board on the adequacy of the response provided. Details for the water distribution system (sizing, materials, etc.) remain pending.

Current GPR Response: No comment

8. §125-38.D(3) of the Bylaw requires site plans include provisions for waste water collection to be provided. We acknowledge the Subsurface Sewage Disposal System Upgrade plan provided. We note the plan includes the use of 4” collection pipe, which appears to be smaller than industry standard for buildings of this size. We request that the Applicant clarify the design intent for the sewage collection system to the satisfaction of the Board and the overarching BOH review process.

GPR's Response: Final design and specifications pertaining to the subsurface sewage disposal system shall be reviewed and discussed with the Board of Health.

Current B+T Response: We continue to defer to the BOH review process. We note for the benefit of the Board that unique leaching fields are now proposed for Buildings B & C as opposed to use of the existing on-site system originally proposed.

Current GPR Response: No Comment. GPR will continue to coordinate the review

process with the Board of Health.

9. §125-38.F(1) of the Bylaw requires that renderings for the front, rear and side elevations of the proposed development be provided including external HVAC equipment, generators, etc. A comprehensive package of the required renderings does not appear to have been provided by the Applicant. The renderings provided appear to be inconsistent with the site plans relative to the layout and orientation of Building "C". We request that the Applicant document compliance with the noted section of the Bylaw.

GPR's Response: Revised architectural renderings have been provided as requested.

Current B+T Response: The revised renderings do not appear to have been provided as indicated. Accordingly, we reiterate the intent of our previous comment.

Current GPR Response: As mentioned in the beginning revised architectural plans are part of this submittal. These plans have been revised reflecting comments from the Design Review Board process. As well GPR has added the HVAC locations and screening to our site plans.

10. §125-38.G of the Bylaw requires a landscape plan, prepared by a Registered Landscape Architect (RLA). We acknowledge the landscape plan provided; however, there appears to be an inconsistency with the plan scale. We request that the Applicant clarify the noted inconsistency and revise the plan as applicable.

GPR's Response: Landscaping plan scaling has been revised as requested.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: Again, changes to the Landscape Architectural plan have been submitted incorporating comments from the Design Review Board.

11. §125-39.B(5)(a)(2) of the Bylaw requires trip generation analysis for average daily traffic. The Applicant does not appear to reference what trip generation is being assumed for Building A, and without known uses for Buildings B and C, it is unclear how this analysis can be conducted accurately. We request that the Applicant clarify what assumptions are being made of trip generation and document compliance with the noted section of the Bylaw.

GPR's Response: The Traffic Study Report has been provided.

Current B+T Response: B+T has not been authorized to review the traffic report; however, acknowledge that it has been submitted as requested.

Current GPR Response: No comment

12. §125-39.B(5)(e)[1] of the Bylaw requires specific turning radii for the proposed driveway. The radii for the driveway as proposed do not appear to meet the minimum requirements. We request that the Applicant document compliance with

the noted section of the Bylaw and revise the design accordingly.

GPR's Response: Revised turning analysis has been provided.

Current B+T Response: The curb radii at the intersection of the proposed access drive and Ayer Road remain unchanged from the original submission. We reiterate the intent of our previous comment.

Current GPR Response: No comment

13. §125-39.B(5)(a) of the Bylaw requires shared entrance and exit access driveways be separated by a traffic island. We acknowledge the concrete rubble island proposed by the Applicant; however, its location would appear to intercept the referenced location of the future Town installed shared use walkway. It is unclear if the concrete rubble strip will be an acceptable or compatible material in this location or if further design coordination will be required. We note this for the benefit of the Board.

GPR's Response: Noted.

Current B+T Response: We reiterate the intent of previous comment.

Current GPR Response: Noted

14. §125-39.E of the Bylaw requires provision be made for fire protection. As noted herein, the fire suppression system is designated to be "designed by others". We request, to the satisfaction of Harvard Fire Department personnel, that the Applicant document compliance with the noted section of the Bylaw.

GPR's Response: Final design and specifications of fire suppression system shall be reviewed and discussed during the filing of a building permit application.

Current B+T Response: We continue to defer to Fire Department personnel relative to the adequacy of the fire suppression system and emergency access proposed for the Project.

Current GPR Response: Noted

15. §125-39.G(1) of the Bylaw requires projects subject to the site standards within the Commercial District provide curbs and sidewalks. As proposed, the Project does not propose either. Understanding that sidewalks and curbs do not exist on this portion of the Ayer Road, it is unclear if the referenced Bylaw is applicable to this specific Site. The Applicant also makes reference to a future Town installed shared use walkway parallel to Ayer Road. We defer to the Board to determine the applicability of the noted Bylaw relative to the Project location.

GPR's Response: Noted.

Current B+T Response: We reiterate the intent of previous comment.

Current GPR Response: Noted

16. §125-41.B(3) of the Bylaw stipulates setback requirements for signage. The sign location proposed does not appear to comply. We request that the Applicant clarify the design intent of the sign (dimensions and size) and document compliance with the noted section of the Bylaw relative to its proposed location.

GPR's Response: Final sign dimensions shall be in compliance with the zoning bylaw.

Current B+T Response: The intent of our comment was related to the signs location and not its size. Accordingly, we reiterate the intent of our previous comment.

Current GPR Response: §125-41.B(3) states that signs are subject to the criteria of §125-30 and §125-39, which are being used as a guideline to ensure compliance with the bylaw where applicable. Although the sign design has not been finalized at this time, the height will be less than 20'. With the height to be less than 20', along with the proposed sign currently setback 20.2'± away from the lot boundary, this sign complies with the setback requirements of §125-30.E(2), which states "Structures other than fences shall be set back from lot boundaries by at least the height of the structure".

17. §125-52.D.(4)(a) of the Bylaw stipulates that no more than 25% of the parking should be located in the building "front yard." Building A proposes front yard parking and when considering the potential contribution for "front yard" parking spaces from Building C, it does not appear that the Project complies with the noted Bylaw. Furthermore, without known uses for Buildings B and C, it is unclear how the proposed total number of parking spaces was derived. We request that the Applicant clarify their interpretation of noted Bylaw to the satisfaction of the Board and document the assumptions made relative to the number of parking spaces provided.

GPR's Response: Less than 25% of the Building A parking is in the front yard. No other parking is proposed in front yard of the other buildings.

Current B+T Response: The proposed parking lot for Building C abuts Ayer Road similar to Building A. It is unclear if this is considered as "front yard" as it will be readily visible from Ayer Road. We also reiterate our request for the Applicant to clarify the assumptions made for calculating the number of parking spaces for Building's B & C without confirmed uses for these buildings.

Current GPR Response: The number of parking spaces is per the applicant as Harvard Zoning does not address parking maximums and minimums. The parking has been laid out in accordance with §125-54D(4)(a) and Harvard Commercial Design Guidelines Part A. The parking complies with the bylaw and the intent of the Guidelines.

18. The Applicant has proposed accessible parking spaces at the entries to each of the

proposed buildings; however, the van accessible spaces at the front of Building A are shown as 9' wide with a 6' wide access aisle. The aisle should be revised to 8' wide with 8' wide spaces in accordance with Section 23.4.7.e of the Massachusetts Architectural Access Board (MAAB) regulations (521 CMR).

GPR's Response: The proposed handicap parking layout has been revised as required.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment

19. We request that the Applicant confirm that the proposed site lights are full cutoff fixtures, and they submit a lighting plan that demonstrates that the proposed site lighting complies with §125-40 Lighting.

GPR's Response: Site plan note has been added to state site lights are full cutoff fixtures and shall meet all the requirements in accordance with §125-40. See Sheet C3.1. Additionally, Site photometric plan shall be submitted shortly.

Current B+T Response: We acknowledge the inclusion of the referenced note. We reiterate the intent of our previous comment pending the submission of the photometric plan.

Current GPR Response: The photometric plans have been submitted as well as cutsheets.

20. §125-52.D.(4)(c) of the Bylaw requires facilities to provide a means for solid waste collection. Building A is proposed with a trash enclosure; however, Buildings B and C are not. We request that the Applicant document compliance with the referenced section of the Bylaw.

GPR's Response: Trash bins shall be utilized for Buildings B and C.

Current B+T Response: We acknowledge the response provided by the Applicant. We defer to the Board on the adequacy of the proposed approach and not providing formal trash enclosures for each building.

Current GPR Response: A shared enclosure has been added for Buildings B & C along with additional access paths.

21. §125-52.E of the Bylaw requires approvals for the privately owned and maintained sewage disposal systems be provided by the BOH. We note this for the benefit of the Board and defer to overarching BOH review and approval process.

GPR's Response: No comment.

Current B+T Response: No action required.

Current GPR Response: No comment

22. The Project proposes a gravel driveway to future parcel "A" beyond Building B. It is unclear what the future intent is for parcel "A" and if this access will be gated or monitored in any way. We request that the Applicant clarify the need for future access to parcel "A".

GPR's Response: Parcel "A" has been removed and the entire subject site shall remain the same as existing conditions. The proposed gravel driveway is intended to provide access to the existing control structure for the well and water supply on site.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment

23. The architectural plans provided appear to include a residence on the second floor of proposed Building A. It is unclear if this seemingly residential use within the Commercial Zoning District would require additional permitting. We request that the Applicant clarify the residential component of the Project as proposed.

GPR's Response: The proposed dwelling unit within Building A is dedicated for the on-site manager as required to maintain extended operating hours exclusive to the premium members of the badminton facility that is Building A.

Current B+T Response: We acknowledge the response provided by the Applicant. We defer to the Board relative to the applicability and potential permitting ramifications of the proposed residential component within the commercial zoning district.

Current GPR Response: Noted

24. Though a numbered route, it does not appear that Ayer Road is under the jurisdiction of MassDOT at the Project location. A large gore and street markings exist that create two lanes of southbound traffic approaching the interchange of Rt 2. The proposed Project driveway will impact the existing markings and would appear to require a reconfiguration of the existing traffic pattern. We request that the Applicant clarify the future design intent for the intersection of the Project driveway at Ayer Road.

GPR's Response: Noted. The Applicant will coordinate with Town of Harvard relative to the proposed Ayer Road TIP project.

Current B+T Response: No action required.

Current GPR Response: No comment

25. Although plantings are proposed along the rear property line that abuts a residential zoning district and residential units, the proposed screening does not appear to comply with §125- 39.D.(4) and (5). We request the Applicant revise the Planting Plan to provide additional plantings to provide the required screening.

GPR's Response: Noted. The applicant believes the intent of the Bylaw has been met.

Current B+T Response: The proposed quantity and frequency of plantings in the area remains unchanged in the revised plans. We defer to the Board on adequacy of the screening provided.

Current GPR Response: Noted

Stormwater Management Comments:

§125-39.F of the Bylaws requires that provision for drainage be provided. In accordance with this section of the Bylaw, we note the following.

26. Standard 2 of the MassDEP Regulations requires that the Applicant demonstrate peak discharge rate attenuation. The Bylaws further require peak rate and runoff volume attenuation with a reduction of 5% from pre- to post-development analysis for the 2-yr and 10-yr storm events. As modeled, the Project meets all of these criteria. However, the modeling utilizes times of concentration (Tc) less than 6 minutes (0.1 hrs) within the analysis. We request that the Applicant revise the modeling to utilize a minimum 6 minute Tc in accordance with TR-55 methodology and confirm the Project continues to comply with Standard 2 of the MassDEP Regulations.

GPR's Response: Drainage calculations has been revised as requested.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment

27. Standard 3 of the MassDEP Regulations requires that Applicants prepare recharge calculations. We acknowledge the recharge calculation provided; however, we request that the Applicant clarify the values used. The storage volumes provided of each infiltrative best managements practices (BMPs) are not represented in the modeling outputs provided. We further note that these values also impact the infiltrative BMP drawdown calculations and water quality calculations provided under Standard 4 of the MassDEP Regulations. We request that the Applicant clarify the calculations and document compliance with the referenced regulation.

GPR's Response: Storage volumes has been provided as requested.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment

28. Standard 3 of the MassDEP Regulations requires a determination of the estimated seasonal high groundwater elevation and required 2-ft minimum separation to this elevation from the bottom of infiltrative BMPs. The Applicant does not appear to demonstrate a 2-ft vertical separation to groundwater from the bottom of infiltrative BMPs Pond IB-1, Pond IC- 1 and IC-2. If the BMP bottom is within 4-ft of the

estimated season high groundwater elevation then a mounding analysis will be required.

We acknowledge the mounding analysis provided by the Applicant; however, considering the required separation to groundwater is not provided, we request that the Applicant clarify the calculations provided. We request the Applicant clarify the design intent of the noted BMPs and demonstrate compliance with the noted regulation.

GPR's Response: Groundwater separation summary has been provided in the revised Stormwater Management Report as requested.

Current B+T Response: The separation summary provided does not appear to correlate to the test pit logs provided. The test pits do not all fall within the footprints of the stormwater infrastructure they are being applied to. Accordingly, we reiterate the intent of our previous comment.

Current GPR Response: Although the test pits are not located directly within the proposed stormwater infrastructure footprints, the pits were dug within close proximity. The groundwater table corresponds with the sloped topography of the site, so the groundwater depth determined from the test pits can be applied to the nearby stormwater infrastructure and verify 2' of groundwater separation. The groundwater depth determined from test pits 122-4, 122-5, and 122-8 were applied to the highest existing grades within the stormwater infrastructure footprints of IB-1, IC-1 and IC-2 respectively, and confirmed a minimum 2' separation depth to groundwater from the bottom elevations of the stormwater infrastructure.

29. Standard 8 of the MassDEP Regulations requires documentation relative to Construction Period Pollution Prevention and Erosion and Sedimentation Control. Disturbing over 1-acre of land, the Project will be subject to the NPDES Construction General Permit and a Stormwater Pollution Prevention Plan (SWPPP) will be required. This is acknowledged by the Applicant; however, the Applicant commits to submitting a SWPPP under separate cover prior to construction. We note this for the benefit of the Board when considering possible conditions of approval.

GPR's Response: No comment.

Current B+T Response: We reiterate the intent of our previous comment.

Current GPR Response: Noted

30. Standard 10 of the MassDEP Regulations requires a prohibition of illicit discharges. We request that the Applicant provide an executed Illicit Discharge Statement to document compliance with the referenced regulation.

GPR's Response: Illicit Discharge Statement has been provided as requested.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment

31. Section 147-14C of the Bylaw stipulates that no resource areas shall be filled for the impoundment, detention, or retention of stormwater. Pond IC-2 is proposed within the limits of the isolated vegetated wetland to be filled. We note that this area is not being filled for the express purpose of stormwater management and that Building A and the associated parking are also proposed within the area to be filled.

We request the Applicant provide a narrative response to whether a waiver should be requested for the noted section of the Bylaw and defer to the Board on the applicability of this section of the Bylaw to this Project.

GPR's Response: The filling of the isolated Harvard Freshwater Wetland area was previously approved for the express purpose of locating Building A and all its associated features under the previously approved Order of Conditions as issued by the Harvard Conservation Commission (MassDEP File #177-0707).

Current B+T Response: We continue to defer to the Board on the applicability of the noted Bylaw. For the benefit of the Board, we understand that the Conservation Commission review process is ongoing on a parallel track for the proposed Project. We do note, however, that the OOC referenced in the Applicant's comments notes as a Special Condition (No. 1, Page 7): *This Order of Conditions cannot be executed unless and until an additional Order of Conditions is issued by the Harvard Conservation Commission for the Development of the Property.* We understand that the OOC issued under MassDEP File No. 177-0707 was strictly to evaluate the possibility of isolated wetland impacts and to confirm the wetland delineations, though please refer to our June 3, 2022 letter to the Conservation Commission for more specific discussion on this matter.

Current GPR Response: Noted

32. Section 147-14C(1) of the Bylaw prescribes rainfall event data for the 2-yr, 10-yr, 50-yr and 100-yr storm events. The Applicant does not utilize the prescribed events; however, used values more conservative than prescribed. B+T takes no exception to the rainfall values used; however, notes the inconsistency relative to the referenced section of the Bylaw.

GPR's Response: No comment.

Current B+T Response: No action required.

Current GPR Response: No comment

33. B+T is in receipt of the DEP Central Regional Office (CERO) comments dated May 16, 2022. The CERO comments note that the location of Stormwater Basin #2 does not provide the required 50-ft buffer to the proposed wetland replication area. Accordingly, we request that the Applicant clarify the design intent for the noted stormwater infrastructure and revise the location as required.

GPR's Response: Wetland replication area has been revised to be located 50 feet

away from the proposed Stormwater Basin #2.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment

34. The modeling provided by the Applicant is unclear. We note the following inconsistencies relative to the modeling and site plans provided:
- a. The length and slope of the discharge pipes for Ponds CB-10, CB-9 and DMH-9
 - b. The invert of the 8" pipe discharge from Pond IC-2 is inconsistent
 - c. The rim and invert table appears to incorrectly label the outlet for IC-2 as DMH-7 and not DMH-8.

We request that the Applicant clarify the modeling provided and address the inconsistencies as noted herein.

GPR's Response: Site plan and HydroCAD shall be revised to address the inconsistencies above.

Current B+T Response: Comments 34a and 34c have been addressed. The invert referenced in Comment 34b remains inconsistent between the plans and the modeling. Accordingly, we reiterate the intent of Comment 34b and request that the Applicant address the noted inconsistency.

Current GPR Response: Sheet C4.2 has been revised so that the invert of the 8" pipe discharge from Pond IC-2 is consistent with sheet C6.2 and the stormwater computations.

35. The Handbook requires that stormwater basins be designed to maintain 1-ft of freeboard during the 100-yr storm event. Both IB-1 and IB-2 appear to provide less vertical freeboard than the 1-ft recommended by the Handbook. We request that the Applicant clarify the design intent and revise the design as applicable.

GPR's Response: Stormwater basins have been revised to provide 1-ft of freeboard during the 100-yr storm event as requested.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment

36. The limits of the proposed sedimentation control barrier (SCB) are unclear. We recommend that the SCB be extended south along Ayer Road to the northern property and the limit of clearing. We further recommend that a limit of clearing be added to the erosion control plan.

GPR's Response: Erosion control barrier has been revised and limit of clearing shall be provided as recommended.

Current B+T Response: This comment has been adequately addressed by the Applicant. No further action is required.

Current GPR Response: No comment

We trust the provided responses along with the revised plans address all outstanding review comments and look forward to discussing the approval of the application with the Planning Board. Should the Board or Commission need any additional information or materials, please feel free to contact my office.

Sincerely,
Goldsmith, Prest & Ringwall, Inc.



Nicholas M. Pauling, P. E.



Bruce D Ringwall, Pres.

Copy to: Yvonne Chern
Wheeler Realty Trust
File #211009

PROJECT NAME: _____ CAT. #: _____
 NOTES: _____ FIXTURE SCHEDULE: _____

M Series



125/150W
STRAIGHT ARM



200/250/320W
FLEXIBLE ARM WITH C-MAX



125/150W
KNUCKLE SLIPFITTER



75/100W
TRUNNION



40/55W
FIXED WALL



40/55W VARIABLE
(ADJUSTABLE) WALL WITH C-MAX



FIXED WALL MOUNT WITH
BATTERY BACKUP
(EXAMPLE SHOWN 40/55W VERSION)

Product Description:

The M Series product family provides a slim, clean design with tremendous versatility for outdoor lighting applications. A singular housing thrives as either an Area, Flood or Wall fixture depending on the optics and mounting selected. The standard product is CCT selectable, enabling the customer to choose from 3 color temperatures in a single product. It also includes a controls ready receptacle that allows the customer to add either basic controls, such as an on/off photocell or motion sensor, or network control nodes for grouping and more sophisticated control functions. Beyond the standard features, additional options and accessories include high voltage (277-480V), battery backup, visual comfort lens, back light shield and visors. The M Series family provides a comprehensive site design solution for your outdoor lighting needs.

Installation:

- 6 mountings available - straight arm, flexible arm, knuckle slipfitter, trunnion, variable (adjustable) wall, fixed wall

Construction:

- Die cast aluminum housing with corrosion resistant polyester powder coat finish
- UV stabilized polycarbonate lens

Application:

- Area - 6 optics: Type 3 Medium, Type 4 Narrow, Type 4 Wide, Type 5 Square, Types 3 & 5 Low Glare
- Flood - 3 optics: Narrow 4x4, Concentrated Wide 6x6, and Soft Wide 6x7
- Wall - 4 optics: Type 3 Medium and Low Glare, Type 4 Narrow and Wide

Mounting:

- Arms feature labor saving slot design
- Slipfitter fits 2 3/8" - 3" OD tenons and bull horns
- Round pole adapters for 3", 4" and 5" round poles



Mounting Arms
include labor saving
slot pattern

Features:

- Covers 3 applications - Area, Flood and Wall
- 4 sizes, 9 wattages – 40/55W, 75/100W, 125/150W and 200/250/320W
- Multiple mounting options for wall, area and flood applications
- Comprehensive range of optic choices for area, flood and wall design requirements
- HV – 277-480V option
- CCT Selection – 3000/4000/5000K
- Compatible with field installable c-Max controls
- Avi-On controls compatible (factory installed)
- TAA Compliant



10-year standard warranty with labor allowance (further details available at www.maxlite.com/warranties)

Warranty Limitations: Product must be rated for application per the Product Data Sheet (PDS); operated ≤16 hrs; in ambient temperatures -4°F to 77°F. If ambient temperatures fall outside the -4°F to 77°F range, product is warrantied for 5 years according to the operating temperature range specified on the PDS. Up to \$25/unit; registration required. Additional coverage may be available for purchase; contact MaxLite. Excludes EM/MS versions; component warranty applies.

M Series

Ordering Information

FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	-	CCT	COLOR	MOUNTING
M= M Series	40= 40W 55= 55W 75= 75W 100= 100W 125= 125W 150= 150W 200= 200W 250= 250W 320= 320W	U= 120-277V H= 277-480V	3G= Type 3 Low Glare 3M= Type 3 Medium 4N= Type 4 Narrow 4W= Type 4 Wide 5S= Type 5 Square/Flood Soft Wide (6x7) N= Narrow Flood (4x4) W= Flood Concentrated Wide (6x6), Type 5 Low Glare		CS= 3000/4000/5000K	B= Dark Bronze <i>Contact Maxlite for additional finishes</i>	¹A= Straight Arm, Pole Mount ¹F= Flexible Arm, Pole Mount ²K= Knuckle Slip Fitter T= Trunnion V= Variable (Adjustable) Wall Mount W= Fixed Wall Mount

¹ Features labor saving slot pattern
² Covers 2 3/8" - 3" OD

³ Based on CCT Selected and color mixing, all LEDs may not be activated

Product Video:

<https://youtu.be/9v0Bqk9qBws>



c-Max Installation Video:

https://youtu.be/NyXByIJZD_w



OPTIONS	EM OPTIONS (FACTORY INSTALLED)	OTHER CONTROLS
CR= C-Max Compatible (Standard) AV= Avi-on Controls (factory installed)	E0= Battery Backup, 0°C, Fixed Wall Mount Only (120V or 277V only) E2= Battery Backup, -20°C, Fixed Wall Mount Only (120V or 277V only)	*RPC= 3-pin Twist Lock Receptacle *PR7= 7-pin Twist Lock Receptacle

*Twist Lock Controls ordered separately. c-Max compatibility disabled when PR7 option is chosen

Accessories

MODEL NUMBER (FIELD INSTALLABLE)	ORDER CODE	DESCRIPTION	IMAGE
RPA3-B	106239	3" Round pole adaptor, Labor saving slotted drill pattern, Bronze	
RPA4-B	106240	4" Round pole adaptor, Labor saving slotted drill pattern, Bronze	
RPA5-B	106241	5" Round pole adaptor, Labor saving slotted drill pattern, Bronze	
CN-RDPCB	105569	c-Max Photocell node round, Bronze, IP66, Used with control ready fixtures	
CN-RDMSB	105566	c-Max Control node round, PIR Motion sensor/photocell, Bronze, IP66, Used with control ready fixtures*	
CN-REMOTE	105567	c-Max Remote Control, at least 1 per project to program motion sensor (CN-RDMSB)	
NN-RDB	105897	Network Node Round, Bronze**	
NN-RDMPB	108255	Network Node Round, PIR Motion Sensor, Photocell, Bronze**	
NN-RDW	106391	Network Node Round, White	
NN-RDMSW	105905	Network Node Round, PIR Motion Sensor, Daylight Harvesting, White	
MBLS40-55W	106258	M Series Back Light Shield 40/55W ¹	
MBLS75-100W	106303	M Series Back Light Shield 75/100W ¹	
MBLS125W+	106304	M Series Back Light Shield 125W+, order 1 for 125/150W, 2 for 200W+ versions ¹	
MVCL40-55W	106305	M Series Visual Comfort Lens 40/55W ¹	
MVCL75-100W	106306	M Series Visual Comfort Lens 75/100W ¹	
MVCL125W+	106307	M Series Visual Comfort Lens 125W+, order 1 for 125/150W, 2 for 200W+ versions ¹	
MVISOR40-55W	106321	M Series - top/bottom Visor 40/55W, Bronze ¹	
MVISOR75-100W	106322	M Series - top/bottom Visor 75/100W, Bronze ¹	
MVISOR125-150W	106323	M Series - top/bottom Visor 125/150W, Bronze ¹	
MVISOR200-320W	106324	M Series - top/bottom Visor 200/250/320W, Bronze ¹	
PCTL-UNV	72055	Twist-Lock Electronic Photocontrol 120/208/240/277V (requires RPC fixture option)	
PCTL-HV	1408292	Twist-Lock Electronic Photocontrol 480V (requires RPC fixture option)	

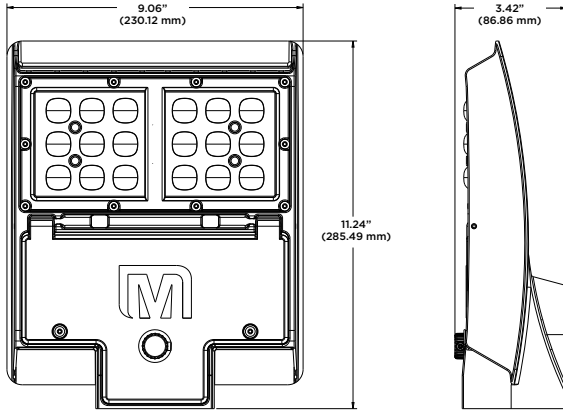
*Requires at least 1 remote control (CN-REMOTE) per project to program

**Requires c-Max App

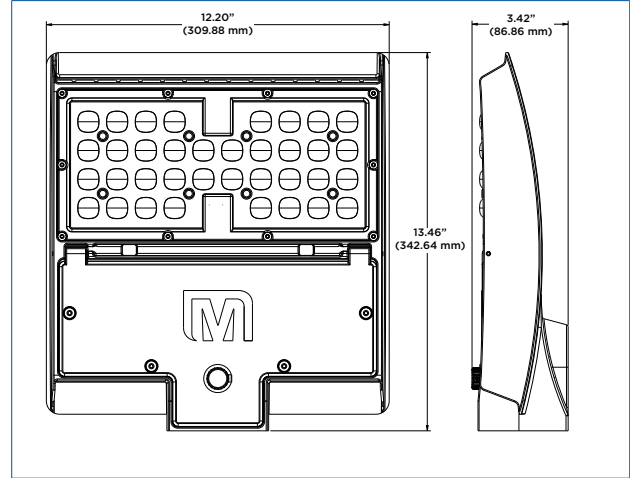
¹ Hardware included

M Series

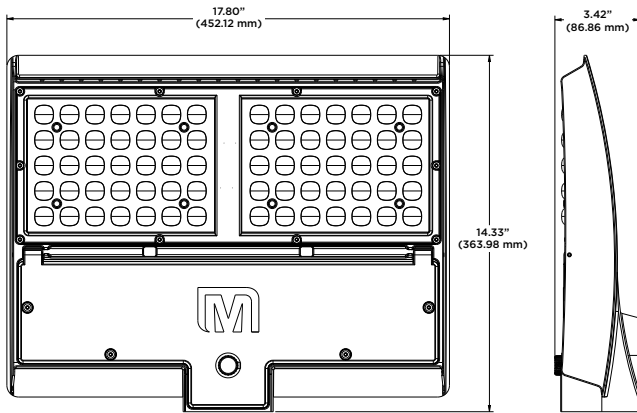
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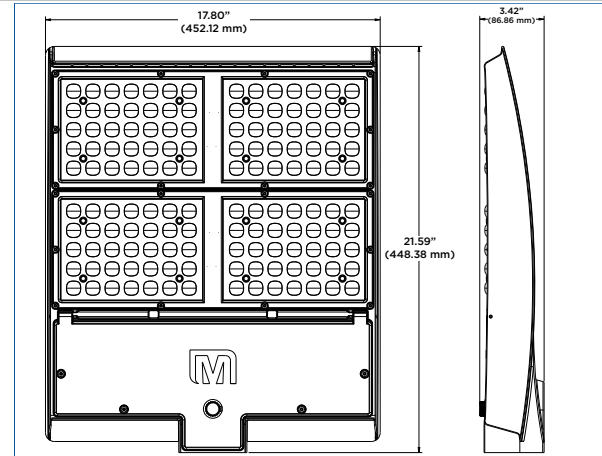
40W/55W



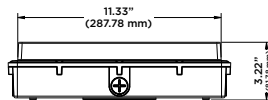
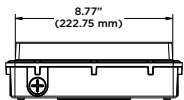
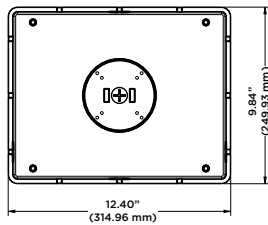
75W/100W



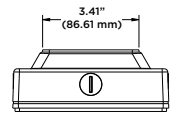
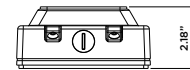
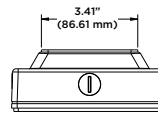
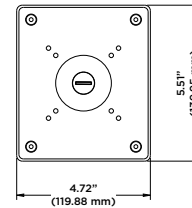
125W/150W



200W/250W/320W



Battery Backup Box



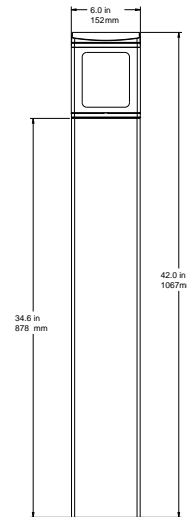
Fixed Wall Mount Bracket

BOLLARD MP-BL Series

The MPulse Bollard is designed to replace HID lighting systems up to 100W MH. These fixtures are ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.



Shown with glare shield



FEATURES

- Trade Agreements Act (TAA) compliant
- Visual Comfort standard
- 120-277V with dimming capability for 25W models
- CRI ≥ 80
- 10 year limited warranty
- Easy installation
- LEDs have a calculated lumen maintenance value (L80) >100,000 hours calculated at 25°C

CONSTRUCTION:

- Die Cast and extruded aluminum construction
- Powder coated to be rust and corrosion proof

ENVIRONMENT:

- UL listed for Wet Locations
- IP66 rated Optical system

INSTALLATION:

- Mounting kit with (1) sheet metal template and (4) 3/8 x 8" L-Hook Anchor Bolts provided with the fixture

WARRANTY:

10-year standard warranty with labor allowance* (further details available at www.maxlite.com/warranties)

*Warranty Limitations: Product must be rated for the application per the Product Data Sheet (PDS); operated ≤16 hrs/day; in ambient of -29°F to 104°F.

*Up to \$25/unit; labor allowances of up to \$500/unit available for purchase – contact MaxLite representative for details.

MODEL SELECTION Typical order example: MP-BL24UT5-840B							
MP	-		U	T5	-		
FAMILY	-	OUTPUT	VOLTAGE	DISTRIBUTION	-	LED MODULE	FINISH
MP-BL= MPulse Bollard	-	12= 12W, 50W MH Replacement 25= 25W, 100W MH Replacement	U= 120-277V	T5= Type 5, Visual Comfort	-	840= 4000K, CRI 80+ 850= 5000K, CRI 80+	S= Silver B= Bronze <i>Contact MaxLite for additional finishes.</i>

REPLACEMENT PARTS

ORDER CODE	ITEM NAME	ITEM DESCRIPTION	ITEM IMAGE
103960 ¹	MP-BLFLATSHIELDB	Glare Shield, Flat Side Only, Bronze	
103868 ¹	MP-BLFLATSHIELDS	Glare Shield, Flat Side Only, Silver	
14099914 ²	MP-BLBASEKIT	Mounting Kit including sheet metal template, anchor bolts, washers and nuts required for installation	

1. An M4x15mm pan head machine screw is required for installation, not included.
2. One kit is provided with each bollard. Order separately for replacement parts only.

PROJECT NAME: _____ CAT. #: _____
 NOTES: _____ FIXTURE SCHEDULE: _____

WallMax Full Cutoff Wall Pack



15-28W MODELS



40-100W MODELS



CCT Switch



Photocell

Product Description:

WallMax Cutoff Wall Packs are a full cutoff architectural wall mounted fixture ideal for commercial offices, schools and other public administrative buildings. It offers a wide range of outputs and options including CCT selectability so the customer can choose between 3000K, 4000K and 5000K color temperatures.

Features:

- CCT selectable between 3000K, 4000K or 5000K
- Wattage Selectable - 28W and 100W versions
- Sealed housing - control nodes are mounted internally without impacting the fixture sealing or aesthetics
- 4 x 1/2" conduit holes, one on each side for surface conduit applications

Controls Options:

- Internal photocell with on/off switch included standard
- Controls Ready for field installable c-Max controls
- Avi-On Controls available

Construction:

- Die Cast Aluminum housing with polycarbonate LED lens

Listings:

- UL listed for Wet Locations, Outdoor
- IP65
- DLC Premium
- Not all product variations listed on this page are DLC qualified. Visit <https://www.designlights.org/search/> to confirm qualification.
- RoHS Compliant

Ordering Structure

FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	CCT	FINISH	CONTROLS OPTIONS	EM OPTIONS
WPC= WallMax Cutoff	15= 15W 20= 20W 28= 28W 40= 40W 70= 70W 100= 100W	U= 120-277V ** H= 277-480V	T4= Type IV	CS= 3/4/5K Selectable * WCS= 3/4/5K Selectable, Wattage Selectable	B= Dark Bronze Contact Maxlite for additional finishes	CR= Controls Ready (Standard, see accessories chart for control choices) AV= Avi-On Network Controls (Factory Installed) PC= Photocell with on/off switch (Standard)	BLANK= None EO= Battery Backup 0°C E2= Battery Backup -20°C

*Available in 28W (15/20/28) and 100W (40/70/100)

**Available in 28W and above

***Not all product variations listed on this page are DLC qualified. Visit <https://www.designlights.org/search/> to confirm qualification.

****Based on CCT Selected and color mixing, all LEDs may not be activated.

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC15UT4-CSBPCCR	108415	P1GOLZE3
WPC20UT4-CSBPCCR	108416	P3RF8SMI
WPC28UT4-WCSBPCCR	108417	P4P6I19B

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC40UT4-CSBPCCR	108418	P9SUC0DZ
WPC70UT4-CSBPCCR	108419	PEA2ZBIE
WPC100UT4-WCSBPCCR	108420	PBTP9KMY

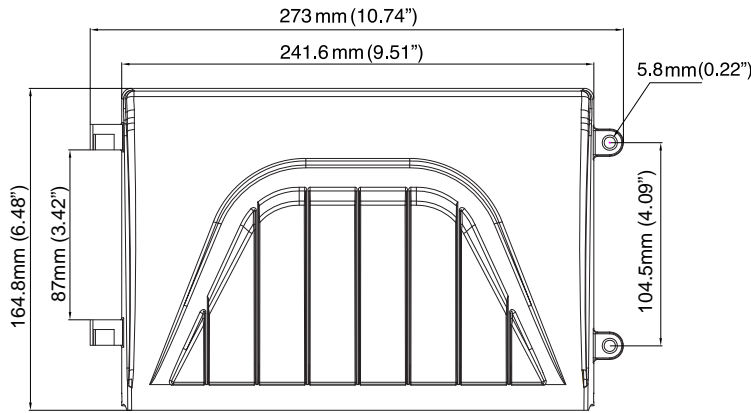


10-year standard warranty with labor allowance (further details available at www.maxlite.com/warranties)

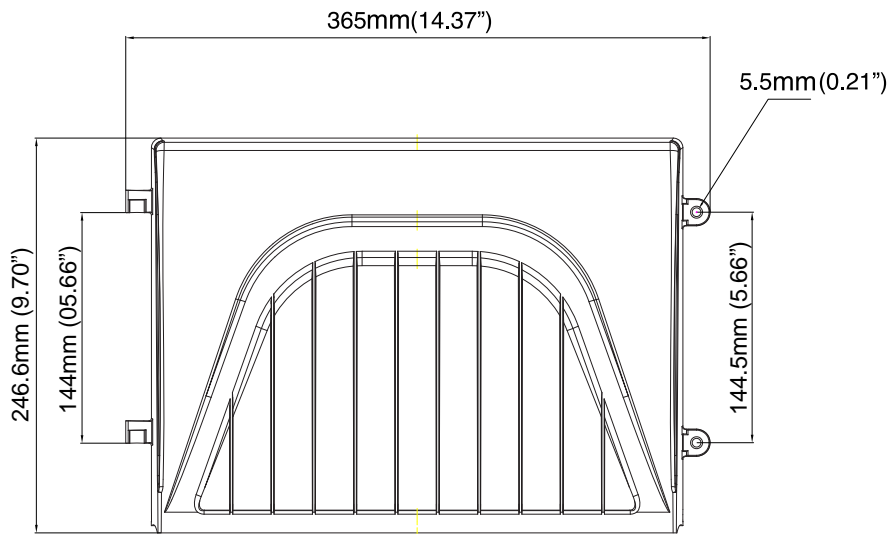
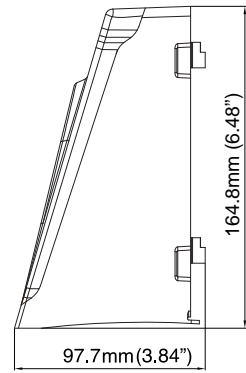
Warranty Limitations: Product must be rated for application per the Product Data Sheet (PDS); operated ≤16 hrs; in ambient temperatures -4°F to 77°F. If ambient temperatures fall outside the -4°F to 77°F range, product is warranted for 5 years according to the operating temperature range specified on the PDS. Up to \$25/unit; registration required. Additional coverage may be available for purchase; contact MaxLite. Excludes EM/MS versions; component warranty applies.

WallMax Full Cutoff Wall Pack

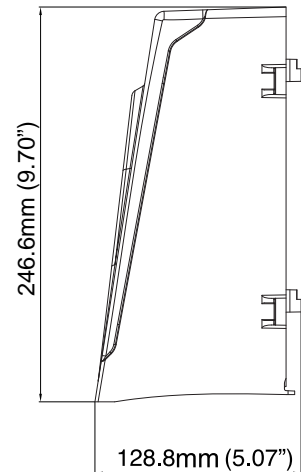
Dimensions



15-28W MODELS



40-100W MODELS



PROPOSED BADMINTON FACILITY

203 AYER ROAD

HARVARD, MA



CODE SUMMARY

PROPOSED NEW SINGLE STORY BUILDING
 BUILDING HEIGHT: 35'
 BUILDING AREA: 30,000 sf.
 USE GROUP: A-3
 CONSTRUCTION TYPE 2B

REQUIRED FIRE PROTECTION SYSTEMS:
 AUTOMATIC SPRINKLE SYSTEM
 FIRE ALARM AND DETECTION SYSTEM
 STANDPIPE SYSTEM
 FIRE EXTINGUISHERS.
 CARBON MONOXIDE DETECTION.

Location
NEW BADMINTON FACILITY
203 AYER ROAD
HARVARD, MA

Choo & Company, Inc.
 One Billings Road, Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	01-03-22
	04-25-22

Project No: 2021119
 Scale: AS NOTED
 Date: 05-05-21
 Drawn By: E.A.

Drawing Name
COVER SHEET

Sheet No.
A-0

REFERENCE SYMBOLS

- SECTION DETAIL REFERENCE
- ? MIN. RATED DOOR
- FD FLOOR DRAIN
- RD ROOF DRAIN
- B BOLLARD
- FIRE ALARM CONTROL PANEL
- WINDOW TYPE

GENERAL NOTES

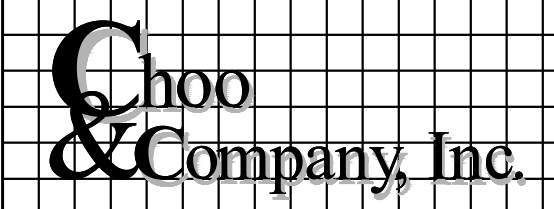
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUATINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
7. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

APPLICABLE CODES

- MASSACHUSETTS STATE BUILDING CODE 9TH EDITION IBC-2015 WITH MASS AMENDMENTS
- MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR)
- INTERNATIONAL MECHANICAL CODE 2015 (IMC-2015)
- MASSACHUSETTS PLUMBING CORE (248 CMR)
- MASSACHUSETTS ELECTRICAL CODE (527 CMR 12.00)
- INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC-2015) WITH MASS AMENDMENTS

Location

NEW BADMINTON FACILITY
203 AYER ROAD
HARVARD, MA



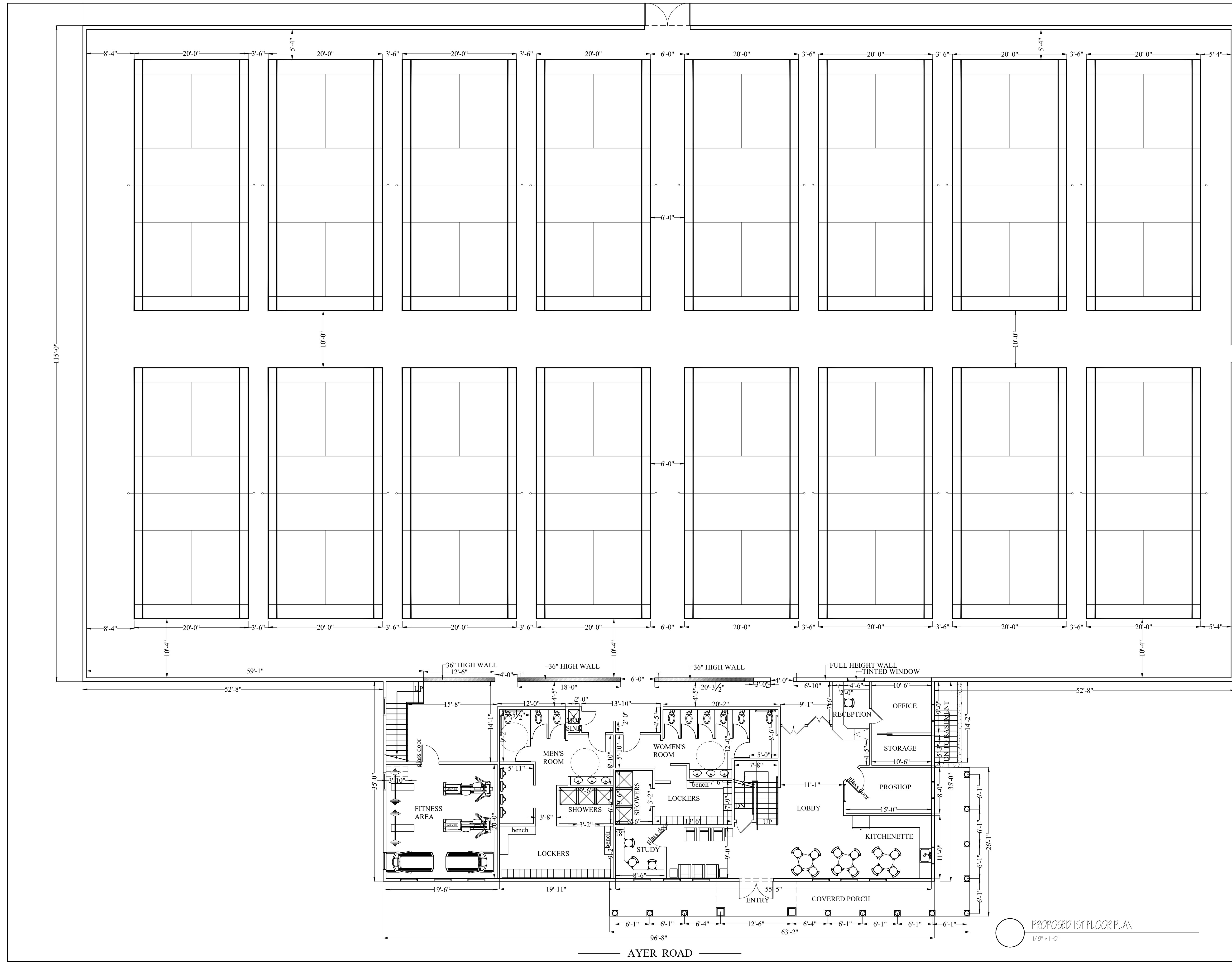
One Billings Road, Quincy, MA 02171
617-786-7727 fax 617-786-7715

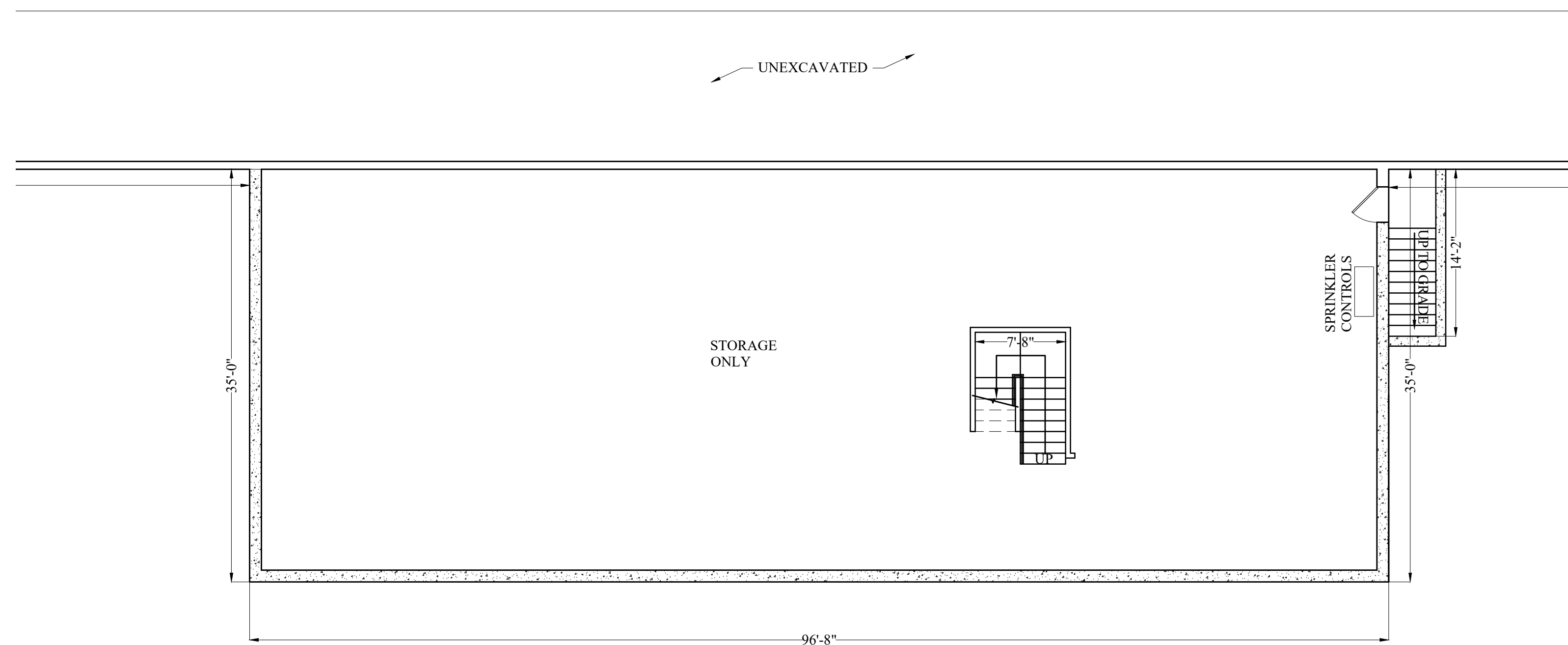
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	04-25-22

Project No: 2021119
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 Date: 05-05-21
 Drawn By: E.A.

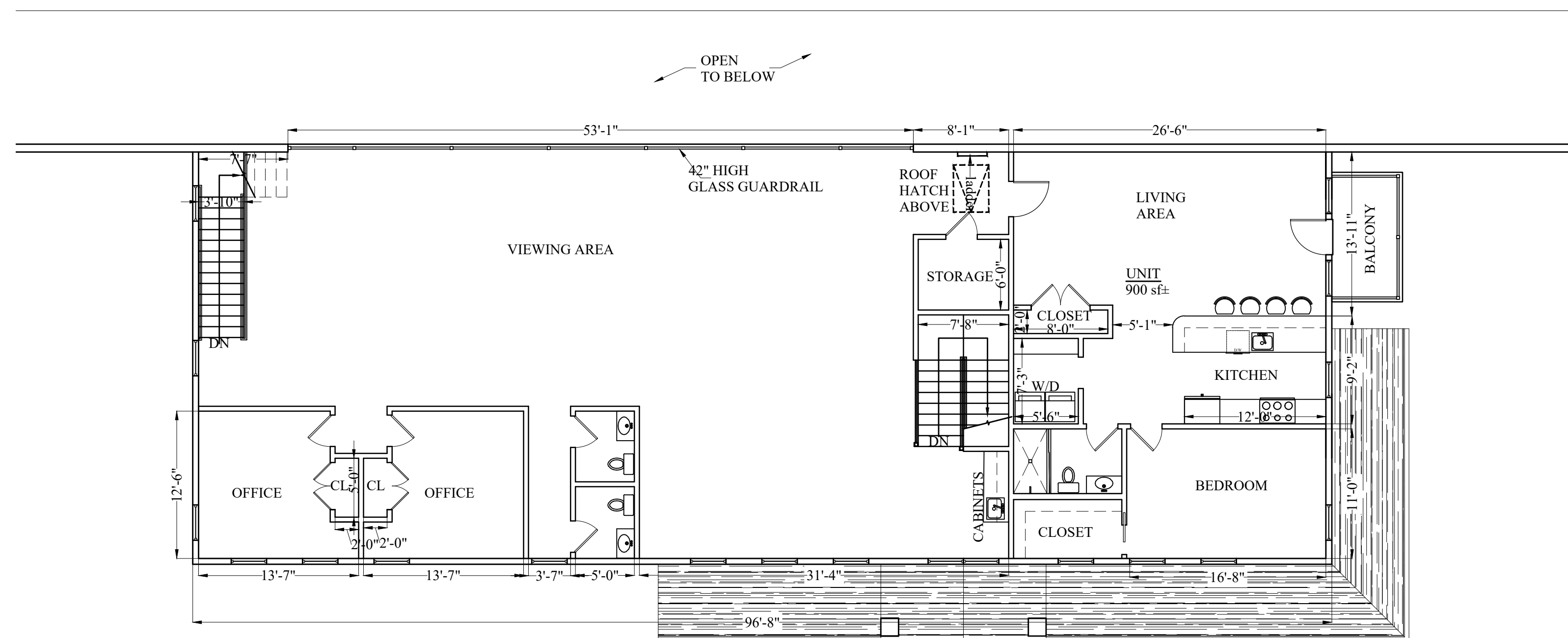
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1ST FLOOR PLAN

Sheet No.
A-1.1



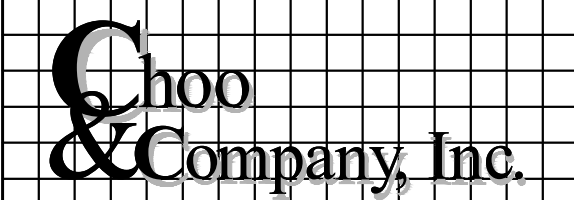


PROPOSED PARTIAL BASEMENT PLAN
1/8" = 1'-0"



PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

Location
NEW BADMINTON FACILITY
203 AYER ROAD
HARVARD, MA



One Billings Road, Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	01-03-22
	04-25-22

Project No: 2021119
 Scale: AS NOTED
 Date: 05-05-21
 Drawn By: E.A.

Drawing Name
2ND FLOOR PLAN

Sheet No.
A-1.2



1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

Location
NEW BADMINTON FACILITY
203 AYER ROAD
HARVARD, MA

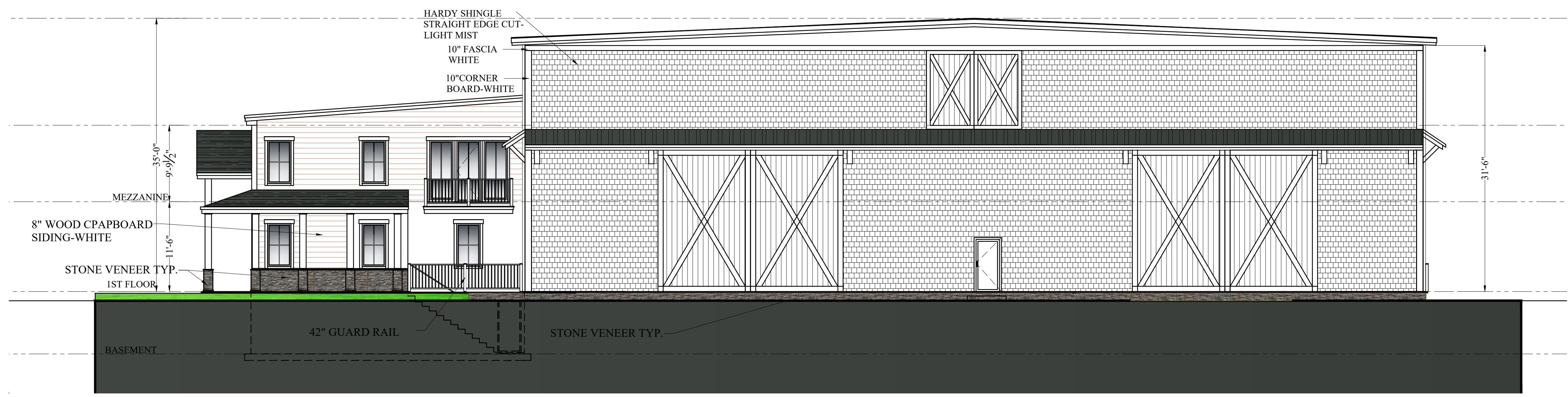
Choo & Company, Inc.
 One Billings Road, Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
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	04-25-22
	12-16-22

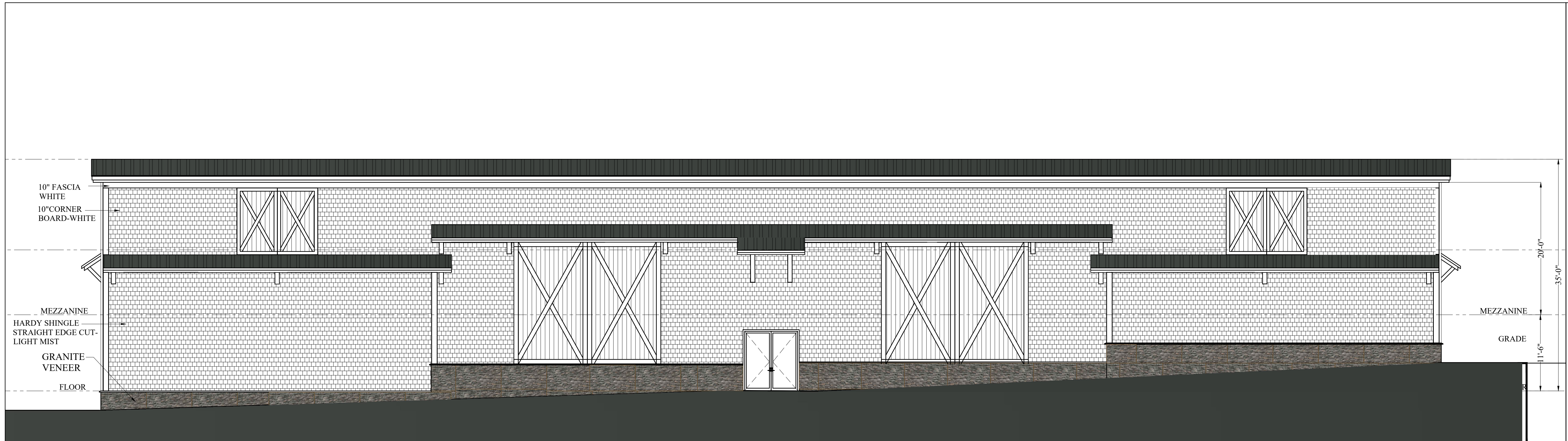
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 Scale: AS NOTED
 Date: 05-05-21
 Drawn By: E.A.

Drawing Name
ELEVATIONS

Sheet No.
A-2.1

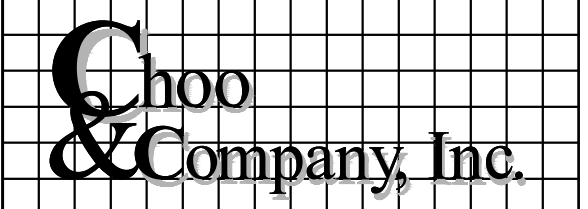


2 PROPOSED SIDE ELEVATION (RIGHT)
1/8" = 1'-0"



1 PROPOSED REAR ELEVATION
1/8" = 1'-0"

Location
NEW BADMINTON FACILITY
203 AYER ROAD
HARVARD, MA



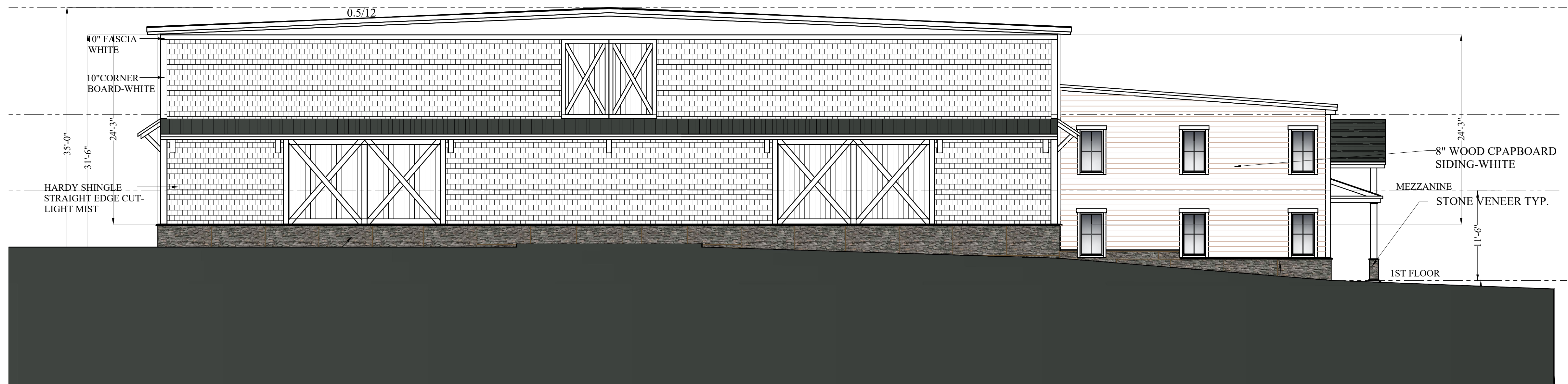
One Billings Road, Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	01-03-22
	04-25-22
	12-16-22

Project No: 2021119
 Scale: AS NOTED
 Date: 05-05-21
 Drawn By: E.A.

Drawing Name
ELEVATIONS

Sheet No.
A-2.2

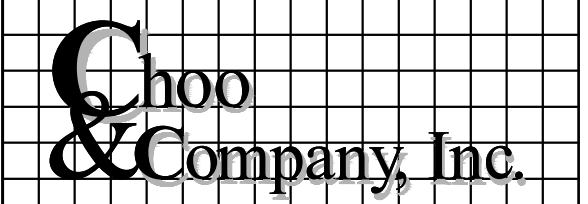


2 PROPOSED SIDE ELEVATION (LEFT)
1/8" = 1'-0"



Location

NEW BADMINTON FACILITY
203 AYER ROAD
HARVARD, MA



One Billings Road, Quincy, MA 02171
 617-786-7727 fax 617-786-7715

No.	Revision Date
	01-03-22
	04-25-22
	12-16-22

Project No: 2021119
 Scale: AS NOTED
 Date: 05-05-21
 Drawn By: E.A.

Drawing Name
PERSPECTIVE VIEWS

Sheet No.
A-2.3



203 Ayer Road / Building B & C - Rendering / 11 / 03 / 2022

Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978 456 2800



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

203 Ayer Road / Building C - Elevations / 11/03/2022



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

203 Ayer Road / Building C - Elevations / 12/12/2022



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

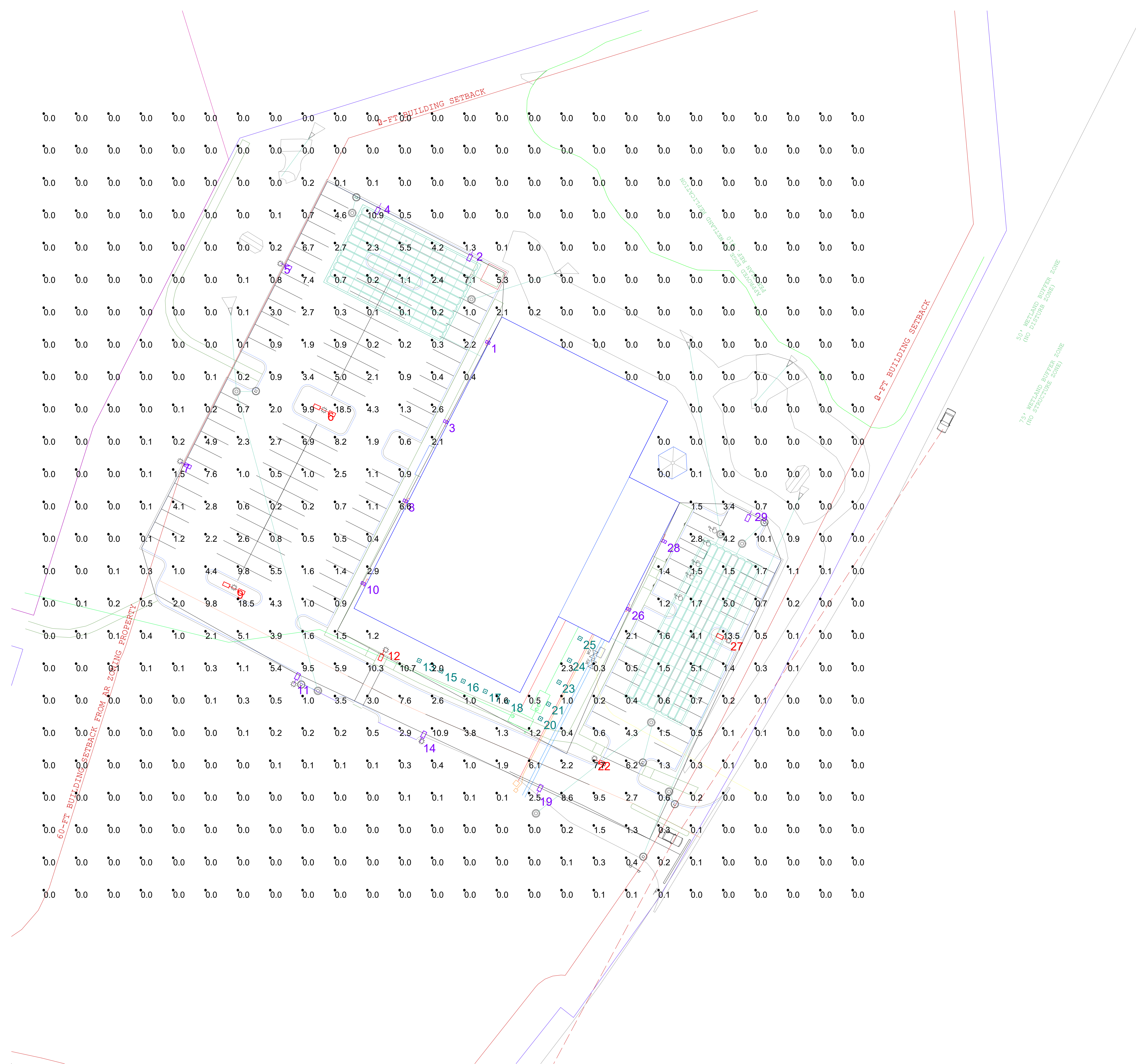


1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

203 Ayer Road / Building B - Elevations / 11/03/2022



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	C1-BLS	Single	M125U4W-CSBKCR	0.900	11658	126.19	1009.52
	2	C2	Back-Back	M125U4W-CSBKCR	0.900	18295	127.43	509.72
	3	C1	Single	M125U4W-CSBKCR	0.900	18295	127.43	382.29
	10	B	Single	MP-BL25UT5-840B	0.900	1603	23.49	234.9
	6	WP	Single	WPC28UT4-WCSBPCCR	0.900	3727	27.12	162.72

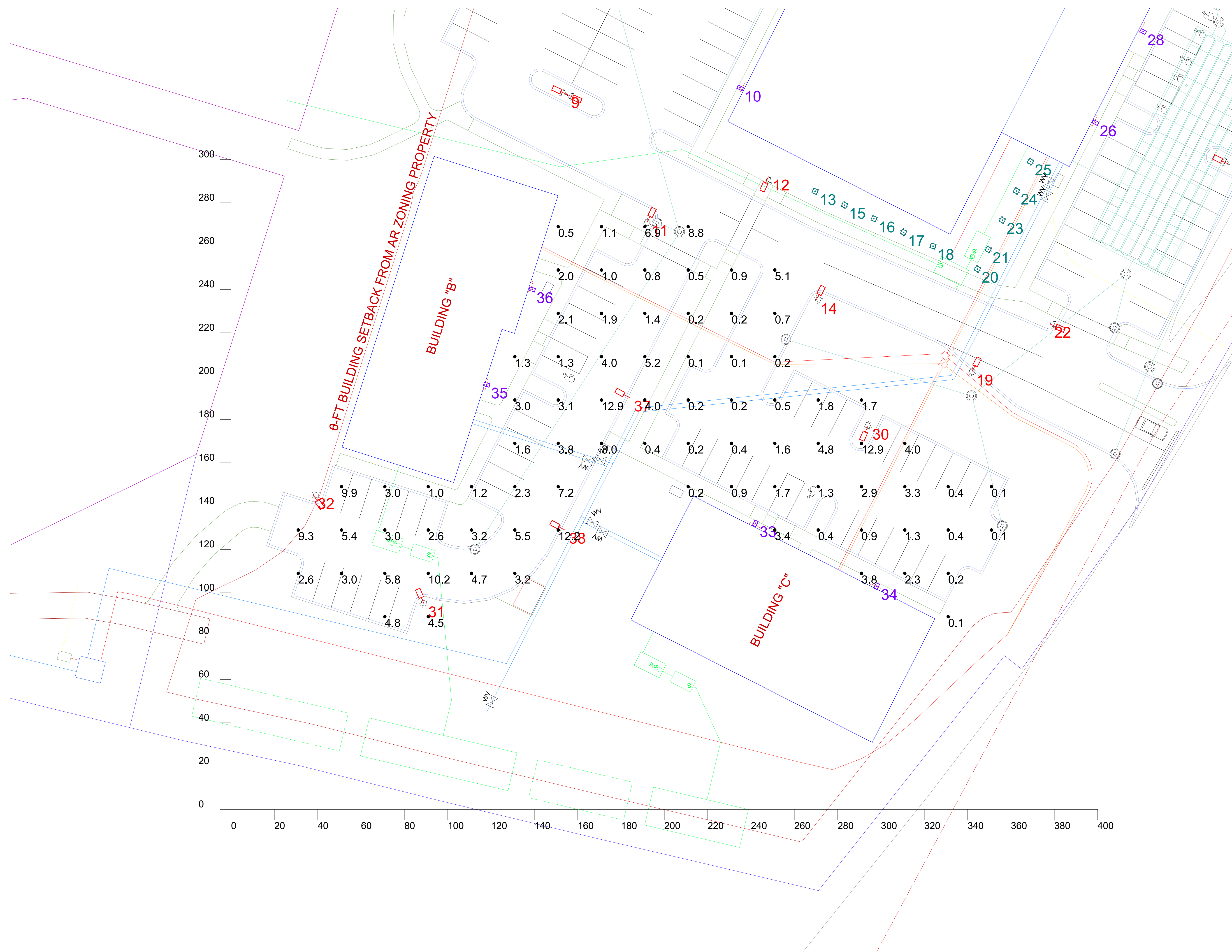
Calculation Summary

Description	Units	Avg	Max	Min	Avg/Min	Max/Min
203 AYER RD @ GRADE	Fc	0.89	18.5	0.0	N.A.	N.A.
PARKING AREA	Fc	3.24	18.5	0.1	32.40	185.00

Luminaire Location Summary

LumNo	Label	Insertion Point			Orient
		X	Y	Z	
1	WP	217	296	12	155.854
2	C1-BLS	208	353	12	243.825
3	WP	191	247	12	155.854
4	C1-BLS	151	382	12	243.825
5	C1-BLS	89	345	12	332.949
6	C2	116	254	12	335.376
7	C1-BLS	27	222	12	332.949
8	WP	166	198	12	155.854
9	C2	60	144	12	335.376
10	WP	140	147	12	155.854
11	C1-BLS	97	85	12	62.85
12	C1	153	106	12	246.038
13	B	174.579	99.267	3	246.801
14	C1-BLS	175	49	12	62.85
15	B	188.185	92.95	3	246.801
16	B	201.79	86.633	3	246.801
17	B	215.395	80.317	3	246.801
18	B	229	74	3	246.801
19	C1-BLS	247	16	12	62.85
20	B	249.527	63.431	3	331.39
21	B	254.527	72.431	3	331.39
22	C1	283	38	12	337.38
23	B	261.018	85.954	3	331.39
24	B	267.509	99.477	3	331.39
25	B	274	113	3	331.39
26	WP	304	131	12	332.819
27	C1	365	112	12	154.093
28	WP	326	173	12	332.819
29	C1-BLS	380	192	12	243.825

DISCLAIMER: This calculation is based on the best information provided to MaxLite by the client. These findings should be verified by a certified electrical engineer as to their accuracy. Design changes such as wall, ceiling, floor heights and reflectance's of all interior surfaces including partition walls may adversely affect the overall light levels. MaxLite is not responsible as to the veracity of these calculations, and they should only be used as a design reference tool.



Scale: 1 inch= 20 Ft.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	5	C1-BLS	Single	M125U4W-CSBKCR	0.900	11658	126.19	630.95
	2	C2	Back-Back	M125U4W-CSBKCR	0.900	18295	127.43	509.72
	11	C1	Single	M125U4W-CSBKCR	0.900	18295	127.43	1401.73
	10	B	Single	MP-BL25UT5-840B	0.900	1603	23.49	234.9
	10	WP	Single	WPC28UT4-WCSBPCCR	0.900	3727	27.12	271.2

Calculation Summary

Description	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG B-C	Fc	2.90	12.9	0.1	29.00	129.00

Luminaire Location Summary

LumNo	Label	Insertion Point			Orient
		X	Y	Z	
1	WP	312.000	482.000	12.000	155.854
2	C1-BLS	303.000	539.000	12.000	243.825
3	WP	286.000	433.000	12.000	155.854
4	C1-BLS	246.000	568.000	12.000	243.825
5	C1-BLS	184.000	531.000	12.000	332.949
6	C2	211.000	440.000	12.000	335.376
7	C1-BLS	122.000	408.000	12.000	332.949
8	WP	261.000	384.000	12.000	155.854
9	C2	155.000	330.000	12.000	335.376
10	WP	235.000	333.000	12.000	155.854
11	C1	192.000	271.000	12.000	62.85
12	C1	248.000	292.000	12.000	246.038
13	B	269.579	285.267	3.000	246.801
14	C1	270.000	235.000	12.000	62.85
15	B	283.185	278.950	3.000	246.801
16	B	296.790	272.633	3.000	246.801
17	B	310.395	266.317	3.000	246.801
18	B	324.000	260.000	3.000	246.801
19	C1	342.000	202.000	12.000	62.85
20	B	344.527	249.431	3.000	331.39
21	B	349.527	258.431	3.000	331.39
22	C1	378.000	224.000	12.000	337.38
23	B	356.018	271.954	3.000	331.39
24	B	362.509	285.477	3.000	331.39
25	B	369.000	299.000	3.000	331.39
26	WP	399.000	317.000	12.000	332.819
27	C1	460.000	298.000	12.000	154.093
28	WP	421.000	359.000	12.000	332.819
29	C1-BLS	475.000	378.000	12.000	243.825
30	C1	294.000	177.000	12.000	246.571
31	C1	89.000	95.000	12.000	113.199
32	C1	38.000	145.000	12.000	304.287
33	WP	242.000	132.000	12.000	64.799
34	WP	298.000	103.000	12.000	64.799
35	WP	118.000	196.000	12.000	345.069
36	WP	139.000	240.000	12.000	345.069
37	C1	184.000	190.000	12.000	151.699
38	C1	154.000	129.000	12.000	151.699

DISCLAIMER: This calculation is based on the best information provided to MaxLite by the client. These findings should be verified by a certified electrical engineer as to their accuracy. Design changes such as wall, ceiling, floor heights and reflectance's of all interior surfaces including partition walls may adversely affect the overall light levels. MaxLite is not responsible as to the veracity of these calculations, and they should only be used as a design reference tool.

Letter of Transmittal



Goldsmith, Prest & Ringwall, Inc.

Civil Engineering · Land Surveying · Land Planning

39 Main Street, Suite 301, Ayer, MA 01432

info@gpr-inc.com

T (978) 772-1590

www.gpr-inc.com

F (978) 772-1591

To: Harvard Plannign Board
13 Ayer Road
Harvard, MA 01451

Date: March 2, 2023
Job No: 211009
Subject: 203 Ayer Road
Harvard, MA

Attention: Liz Allard, Land use Coordinator

We Are Sending You: Attached Under separate cover Via hand mail FEDEX AM PM

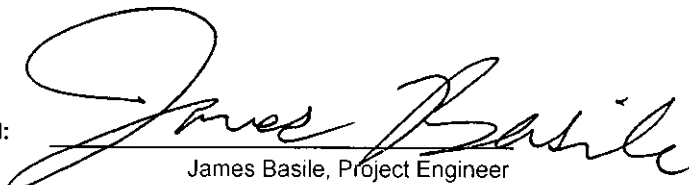
The Following Items:

<u>COPIES</u>	<u>DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>	<u>SCALE</u>
10	3/2/2023	Rev-2	Project Review Response Letter	
10	12/22/2023		MaxLite - Lighting Cut sheets for 203 Ayer Road (Building A & B C)	
10	9/22 & 12/22		203 Ayer Road -Building A & B C - Photometric Site Plan (reduced 11x17 set)	
10	3/2/2023	Rev-2	203 Ayer Road Plan Set (reduced 11x17 set)	
2	3/2/2023	Rev-2	203 Ayer Road Plan Set	As Noted
10	11/3/2022		Mauger Destefano Architects - Building B & C Renderings (reduced 11x17 set)	
10	4/25/2022	Rev-2	Choo & Company, Inc. - Proposed Badminton Facility (reduced 11x17)	

Disposition:

- For approval
- For bids due
- For your use
- Approved as noted
- For review and comment
- Returned after loan to us
- Please contact me if questions
- Returned as requested
- I will contact you
- As requested

Remarks: Electronic copies sent separately

Signed: 
James Basile, Project Engineer

Copy To: file
Client



Director of Planning
UPDATE
2 MAR. 2023

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■ **Special Permit and Site Plan Review: 203 Ayer Road**

Name of Applicant: Yvonne Churn and Wheeler Realty Trust
Location of Property: 203 Ayer Road, Harvard, MA
Assessors Map/Parcel: 8/62.2
Zoning District: Commercial (C)
Property Owner: Wheeler Realty Trust
Consulting Engineer: Goldsmith, Prest, & Ringwall, Inc.
Application For: Special Permit and Site Plan Review w/ Special Permit

SYNOPSIS

- **Section 125-37 Special Permit** – Recommend that Planning Board consider waiving the requirement.
- **Section 125-38 and 125-39 Site Plan Review** – There were a number of criteria that are missing or not fully clear in the initial site plan submittal. Much of these sections will need the peer review to be conducted before final assessment.
- **Section 125-46 Special Permits** – Much of these criteria must await the review of the peer review consultant. There are a few elements that are either clearly met or not met as noted below.
- **Section 125-52 ARV-SP Criteria** – Much of these criteria are not met and as the application currently stands, I would suggest that the project currently does not meet the criteria for this Special Permit.
- **Section 125-20 Use Criteria** – Similar to above, these Use Criteria are a mix of “need more information” and subject to peer review.
- **UPDATE Design Review** – Project is in process with the 6th meeting of the DRB scheduled for 12 January 2023. Applicant will provide narrative addressing DRB recommendations. DRB has presented written comments to the Planning Board.

RECOMMENDATION: Hear applicant update and anticipate Design Review Board comments, continuing the hearing to a future date.

Request: The Applicant is seeking two Special Permits for a commercial development in the C district. Based on the provisions of Sections 125-52 and 125-23(B)(2) of the Protective Bylaw, such developments and businesses are allowed in the C district with a Special Permit and Site Plan Review.

Summary of Meeting #1 Comments

1. PEER REVIEW – Recommended peer review consultant. Planning Board voted to authorize staff to develop a consultant scope in conjunction with the Applicant’s representative. This scope has been released and we are awaiting responses.
2. SECTION 125-37 – Originally recommended that the applicant file the needed Special Permit. Conducted additional research, as follows:
 - [a] It was noted in April 4th UPDATE that the applicant would be required to also apply for a Section 125-37 Special Permit for Major buildings since the building subject of the application is 29,998 s.f. The primary purposes of this specific Special Permit are to further evaluate the proposed building related to bulk, design, and fire protection.
 - [b] The Applicant asserts that due to a filing of a 125-52 Special Permit, which includes a Section G(2) request for authorization of a building larger than that permitted by 125-37(A) supersedes the latter requirement. This notwithstanding that there is no specific limitation on size noted in this Section.
 - [c] Regardless of the lack of clarity of the 125-52 reference, it is inferred that this section 125-37 intends to allow a building larger than 10,000 s.f., a threshold that appears to only be identified in the Bylaw through provisions seeking to exceed this number.
 - [d] The applicant’s claim that a Section 125-52 Special Permit filing supersedes the need for a Section 125-37 Special Permit seems rational but is unsupported by any provision in the Bylaw and thus, in this reviewer’s opinion, should dictate a Planning Board finding of same and consideration of granting of a waiver of the necessity of filing a 125-37 Special Permit due to the inferred redundancy. Since the Planning Board is the Special Permit Granting Authority for both special permits, it would seem logical that the Planning Board has the authority to waive or render superfluous, the 125-37 Special Permit by a formal vote. However, the Board may wish to seek Town Counsel opinion on this step.
3. SITE PLAN COMMENTS – The following comments were intended to be actionable by Applicant or inquiries for further clarity or needed information:
 - [a] Noted that elevations for the rear and two sides of the building were required to be submitted.
 - [b] Recommended further lighting information including lighting intended in parking areas and attached to building.
 - [c] Noted that additional screening and/or buffering elements may be necessary but not to be addressed until further into the application process.
 - [d] Wastewater solution needs to be approved by the Board of Health for current proposed use. Board of Health should address what the remaining capacity in the system would be after this use meets the requirements.
 - [e] Design review is in process and will be available to the Planning Board prior to a decision to be considered as part of the Special Permit.

- [f] Basic submittal requirements of site plan review for landscaping have been submitted. However, additional criteria may be required based on special permit review and peer review process.

4. PARKING, LOADING, AND DRIVEWAYS

- [a] No shared parking elements are being proposed in this application. Shared parking is specifically where adjacent or proximal parcels share (typically a combined) parking area. This is one of the important criteria for the ARV-SP as well.
- [b] Expressed a concern over the proposed ingress/egress location along this stretch of Ayer Road.¹ This will be a focus of peer review and DPW should comment.
- [c] Thus, the proposed alignment of the driveway in relation to the existing curb cuts along Ayer Road and whether alignment or coordination with other driveways may be deemed appropriate. Further, such a 4-way intersection, with the associated turning movements, may require intersection signalization. A traffic study may be necessary to make these determinations.
- [d] No loading docks or facilities are provided. Applicant should provide details related to any needed loading facilities unless using parking and driveway areas, which should be verified.
- [e] Recommended that a traffic impact study be conducted based on the proposed use and an assumed set of other uses (in this case suburban office and general variety retailing). Reviewing the recommended ITE Trip Generation 10th edition data for peak hour, the 3 use categories are estimated as follows:
- Badminton (16 courts) – evaluated in line with tennis, on a per court basis, at 4.21 trips per court peak hour or $16 \times 4.21 = 68$
 - General Office (Suburban) – evaluated at 1.16 trips per 1,000 s.f. or $8 \times 1.16 = 9$
 - Variety Retail – evaluated at 6.84 trips per 1000 s.f. or $6.84 \times 8 = 55$
 - TOTAL COMBINED PEAK HOUR = 132
- [f] Granted that each use may have a different peak hour, but this trip generation suggests that the site, if developed as illustrated, would likely well exceed the threshold 400 trips needed to justify a traffic impact study.

5. OPEN AREAS, LIGHTING, BUFFERS, & SCREENING

- [a] The applicant states on the Site Plan cover page that there is an 867' lot width but that they wish to employ the alternative building siting offered as an incentive under 125-52. While the 125-52 provision is unrelated to the buffer strip, it appears that what the applicant explained in the meeting regarding the measurement of lot width, which is not the same as that provided in the zoning table, is accurate. I would seek the peer review consultant's analysis on this point.
- [b] Thus, an 86.7' buffer strip around the perimeter of the property would not be required as previously stated.
- [c] Still suggest that the applicant needs to provide a complete lighting plan as indicated in the UPDATE dated 4/4/2022.
- [d] Planning Board may wish to request that screening solution be upgraded to include more plantings, a berm, or fencing.

¹ The ideal solution would be to a) line up the driveway with the Bowers Brook development driveway to create a formal 4-way intersection and signalize it. Connect parcel to the Kurian property to the south and to the Harvard Green property to the west. Eliminate one or both curb cuts to the two Kurian properties to the south.

6. FIRE PROTECTION

- [a] Fire Dept. comments will be provided as received. Additional comments regarding fire protection may accrue from peer review consultant.

7. DRAINAGE

- [a] Peer review consultant (PRC) will provide comments on drainage. However, please see Harvard Green Order of Conditions #16 from 1997:

m. The **detention basin design has not, and cannot be approved for future development** not included within the Notice of Intent covered by these Orders, including but not limited to the development of the adjacent Commercial portion of the original parcel. **THIS IS A PERMANENT CONDITION.**

8. SIDEWALKS

- [a] Proposed gravel paths suggesting connection to external properties should 1) indicate how these will be received by these abutters and 2) that they connect directly to the internal sidewalk system proposed by the applicant.
- [b] Proposed TIP Shared Use Path has been engineered and should be shown on the site plan.
- [c] The Board should request on bond or other surety as a provisional compliance with sidewalk requirements in the event that the SUP is not constructed.

9. SIGNS

- [a] Anticipated standing and wall signs shall be provided as part of the Site Plan and Design Review Board processes and the PRC and staff planner will evaluate according to the provisions of this Section 41.
- [b] Business sign appears to possibly interfere with visibility of stop sign.

10. ZONING REQUIREMENTS

- [a] Rather than complying with the recently adopted minimum 20' setback and maximum 50' setback from the ROW, the applicant has requested the alternative minimum standard as depicted in Section 125-52(G)(1)(c) and as such has proposed a 104' setback for this PHASE 1 structure. This is not recommended and defeats the purpose of the new standards, design guidelines, and the ARV-SP objectives.
- [b] However, should the applicant propose a revised site layout which more closely aligns with the ARV-SP principles and the Design Guidelines for a village-like cluster, this may be more suitable.

11. SPECIAL PERMIT REQUIREMENTS

- [a] Advice from Planning Board or Other Town Boards – Pending
- [b] Special Permit – General Criteria

- [1] Will not result in substantial increase of volume or rate of surface water runoff to neighboring properties and streets, and will not result in substantial danger of pollution or

contamination of the groundwater supply, a groundwater absorption area, a well, pond, stream, watercourse, W District, or inland wetland. Any and all surface water runoff resulting from development shall be retained within the lot in which it originates or shall be discharged into existing identifiable watercourses without material impact on abutting properties – **To be determined based on stormwater analysis and peer review.**

[2] Will, if the use is not agricultural or residential, result in no substantial increase in traffic, compared to refusal of the permit, on any residential street where the premises have access – **Not seen as applicable.**

[3] Will be in harmony with the general purpose and intent of the Bylaw, including each purpose stated in § [125-1](#), Purpose, which is pertinent to the particular application.

(i) **Elements Met**

- To prevent overcrowding of the land

(ii) **Elements Not Met**

- To protect the community from the detrimental effects of unsuitable development
- To conserve natural conditions and open spaces

(iii) **Elements To Be Determined**

- To conserve health
- To secure safety from fire, wind, flood, and traffic (traffic issues)
- To preserve and increase the value of land and buildings (based on final design)
- To preserve and increase the amenities of the Town (inconclusive)
- To provide for compatibility with individual water supply and sewage disposal systems and their renewal, and with public systems which may become available (Board of Health determination)
- To facilitate future reuse and redevelopment of property (inconclusive)
- To provide for safe, rapid traffic flow to, from, and along the streets (traffic issues)
- To avoid confusing and distracting signs in areas along the streets (unknown)
- To protect persons and property against the hazards of inundation and pollution
- To prevent pollution or contamination of, to conserve, and to protect watercourses, and their adjoining lands, groundwater absorption areas, and the groundwater table on which the inhabitants depend for their water supply
- To separate and otherwise isolate potentially conflicting property uses

(iv) **Inapplicable Elements**

- To avoid unsuitable traffic on residential streets
- To preserve the streets of the Town as firebreaks
- To preserve storage areas for seasonal or periodic high waters
- To protect ponds from accelerated and excessive plant growth and premature decay into swamps

[c] Section 125-52 ARV-SP Criteria

[1] Objectives of ARV-SP

(i) Promotion of mixed-use development – **Not met by current application.**

- (ii) Promotion of shared access in properties, with appropriate links to adjoining properties, lessening the need for curb openings on Ayer Road- **Not met by current application.**
- (iii) Promotion of development that emphasizes pedestrian accessible walkways, benches, pathways, bicycle racks, and pedestrian-scale lighting and signage - **Initial plan set had partial compliance. Will re-review subsequent submissions.**
- (iv) Encouragement of building and site designs compatible with the local architecture, rather than generic designs - **Not met by current application.**
- (v) Avoidance of excessive building massing and unbroken building facade treatments – **Not met by current application.**
- (vi) Subordination of parking, loading docks, on-site utilities, heating, ventilation and air conditioning equipment (HVAC), utility lines, and solid waste dumpsters to building form – **Partially met by current application. Parking subordination not met.**

[2] ARV-SP Review Criteria

- (i) Mixed Use Project Siting – Not located, sited, or grouped in a manner that aligns with the context of adjoining residential uses. Does not meet appropriate clustering.
- (ii) Historical Significance – Not applicable.
- (iii) Development Designed for Pedestrian and Bicycle Passage – Does have some measure toward this objective but will need additional modifications.
- (iv) Building and Site Design Impacts Mitigation:
 - Applicant has appeared to comply with the parking lot provisions.
 - Stormwater and landscaping do not seem to be integrated. For example, there are no obvious Low Impact Development (LID) features but rather more typical detention basins.
 - Solid waste appears to be addressed adequately related to PHASE 1.
 - No loading facilities have been proposed.
 - PHASE 1 building is out of scale with the neighborhood and surrounding properties.
 - Changes in grade and these impacts shall be evaluated by PRC.
 - Sewage disposal shall be evaluated as per meeting Title V requirements by the Harvard Board of Health and in conformance with this section by the PRC.

[3] Section G3 Findings – Section G3 of Section 125-52 provides for specific incentives to applicants in exchange for meeting the objectives and criteria. The Planning Board must first assess whether they feel the objectives and criteria have been met at a threshold level and then have been exceeded before determining to what extent these incentives should be awarded.

- (i) Preservation of an agricultural use, natural resources, including but not limited to woodlands, wetlands, streams and/or fields, or land with historic structures or other unique features - **NO**
- (ii) Connectivity between adjoining sites, or provisions for curb-cut reduction, shared access, and shared parking - **NO**
- (iii) Inclusion of multifamily use with a set aside of affordable housing units - **NO**

It is assessed that Section G3 criteria have not been met and that this project, in the assessment of this reviewer, is not eligible for any of the incentives noted in Section G2. Overall, no objectives of the ARV-SP have been met in full or partially. At this point, this reviewer does not see that this application has met the minimum criteria to be eligible for an ARV-SP and should resubmit a revised application packet that shows how it meets these specific provisions.

Section 125-20 Use Criteria

The applicant shall show satisfactorily that the use will comply with the Bylaw including in particular § [125-20](#). If a special permit is authorized, the authorizing board shall impose as a part of such permit conditions, safeguards, and limitations of time and use, in addition to any specifically provided in the Bylaw, as may be appropriate for protection of the neighborhood, the community, and the natural environment, including the groundwater supply, a groundwater absorption area, or other wetland resource. These criteria shall be reviewed by the PRC as part of their analysis.

(A) No use is permitted which is injurious, offensive, or otherwise detrimental to the neighborhood, the community, or the natural environment, including the groundwater supply, a groundwater absorption area, or other wetland resources, because of:

- Concussion, vibration, noise, or other mechanical disturbance; *Applicant should speak to hours of operation, use of machinery on site, and idling vehicles;*
- Smoke, dust, odor, fumes, or other air pollution; *Not anticipated based on initial PHASE 1 use but this should be confirmed;*
- Glare, fluctuating light, or electrical interference; *The applicant needs to provide additional information related to lighting as noted above;*
- Danger of fire, explosion, radioactivity, or other danger; *Fire or explosion are not anticipated based on proposed PHASE 1 use;*
- Wastes or refuse (except at the Town Transfer Station); *Applicant should note what times of the day waste will be hauled away given the close proximity to a residential area;*
- Likelihood of substantial increase in volume or rate of surface water runoff to neighboring properties and streets, or substantial danger of pollution or contamination of the groundwater supply, a groundwater absorption area, or a well, pond, stream, watercourse, W District, or inland wetland; *Shall be reviewed as part of PRC;*
- Other characteristics. *None anticipated.*

(D) Development shall provide water supply and sewage disposal approved by the Board of Health.

Defer to comments to be provided by the Board of Health.

Comments and Recommendations

Based on a review of the submitted packet, site visit, and review of the Protective Bylaw, staff has the following comments:

- **See Synopsis above for a summary of comments, status, and recommendation.**

Recommendation: Hear applicant update and continue hearing to a future date certain.

Design Review Board has submitted comments and suggestions. Planning Board will reopen the Public Hearing on Monday, 27th FEB. 2023 to determine if applicant were modifying building design as recommended by the Design Review Board.

UPDATE: Beals + Thomas is conducting a Peer Review of the updates made by applicant.

■ Ayer Road Vision Plan Project

Status of Consulting Work in Phase 1

We are close to agreeing in principle to the revised scope of work provided by Weitzman Associates. Once we go to contract, the timeline for the project is three (3) months which if we were to start the project on May 1st, it will be completed at the end of July—well in advance of Fall Special Town Meeting.

Preparations for Phases 2 and 3

There has been some public critique of the outreach conducted on Phase 2 and 3 and the request for CPIC funds. It would be helpful if members evaluated the outreach materials on the project website and provided some ideas and feedback to staff. Here are a few ideas for how we could conduct outreach for the Ayer Road Vision Plan project over the next few months:

1. Booth at Annual Town Meeting (May) – This has been discussed at the Planning Board and no further advancement of the idea as of yet. Perhaps we can have stacks of the handouts and perhaps a few bound versions of the White Paper (or we can have flash drives with the pdf loaded on it too). We could have Chris and one PB member staff the booth before and during Town Meeting. Any other ideas? Who do we need to speak to regarding securing a booth?

2. Build Up Website – So far, the project website is pretty robust but may be a little dated. Members should take a look at the site (link below) and evaluate it for what else we can do and how to improve.
3. Focus on Facebook Development – I have an economic development Facebook Group and we could further develop this or develop the Page as well. Right now, it only has seven followers but we could flesh it out a bit.
4. Other social media ideas include further marketing the Planning Blog, creating a podcast, creating a vlog, hosting coffees at the HGS, or something similar. We also discussed visiting the transfer station and we could also have a booth or presence at sports fields.

Additional ideas are welcome. The project page link is here:

<https://www.harvard-ma.gov/economic-development/pages/ayer-road-planning-framework-project>

UPDATE: *Weitzman has provided final version of its MARKET ANALYSIS AND FISCAL IMPACT ANALYSIS FOR AYER ROAD COMMERCIAL DISTRICT. It has been posted on the Planning Board page of the Town of Harvard web site. If Planning Board determines that this analysis indicates a net positive impact, Phase II would be initiated. Phase II would be a Vision Plan for the Ayer Road Corridor and Phase III would be zoning to facilitate the vision.*

The Town of Harvard has been awarded \$250K from the Commonwealth's Rural & Small Town grant program to cover costs for Phase II & III.

Issuing a Request for Proposals (RFP) would be the next step, pending approval by the Planning Board.

UPDATE: a revised Draft of the IFB for professional services is included for additional comments from Planning Board members.

■ MBTA Multifamily Zoning Draft Guidelines Update

Draft Letter

The draft letter was finalized, signed, and submitted to the state on 3/29/2022. It was also sent to MAPC, MRPC, 495 MetroWest Collaborative, and the Assabet Regional Housing Consortium.

Select Board Briefing

This required public briefing was held on Tuesday, April 12, 2022 during the Select Board's regular meeting.

Community Information Form

The required Community Information Form (CIF) was submitted on Wednesday, April 13, 2022 and confirmation was sent on to Planning Board members and other stakeholders.

Options to Proceed

At this point and to be discussed at the last meeting and this meeting, the Planning Board needs to further discuss potential alternatives for approaching this task. Once alternatives are developed, the Board can assess whether a single strategy will be pursued or whether it makes sense to try to develop more than one as a contingency. Here are some suggestions:

1. **OPTION A:** Consider weaving the provisions into the Ayer Road Vision Plan. Here we would shoot for Annual Town Meeting 2023 with a Form-Based Code solution that would include the multifamily requirements. This is arguably the ideal solution as we were advocating for a mixed-use solution for Ayer Road anyway and this allows for the seamless integration of MBTA Guidelines into our postposed bylaw.

Positives	Negatives
<ol style="list-style-type: none"> 1. Best location 2. Aligns with pre-existing goals and objectives 3. Easiest to advocate for and sell 4. Citizens have expressed an interest in this area 	<ol style="list-style-type: none"> 1. Will take the longest time frame 2. No guarantee project will move forward

2. **OPTION B:** Find a specific location in the vicinity of the Ayer Road Corridor (but not in the C District) to zone for a standalone district. We will need to use a map and brainstorm specific locations that have reasonable access to Ayer Road and also are good options for hooking up to Devens or Ayer water and sewer. Ideally these parcels should be either part of larger parcels already zoned commercial or that are adjacent to commercially zoned parcels. Utilize a new standalone replacement language for existing multifamily language in bylaw.

Positives	Negatives
<ol style="list-style-type: none"> 1. Next or alternative best location 2. Near alignment with pre-existing goals and objectives 3. Easiest to advocate for and sell 4. Citizens have expressed an interest in this area 	<ol style="list-style-type: none"> 1. May cause opposition from neighbors

3. **OPTION C:** Consider a temporary provision by amending the ARV-SP to meet the minimum requirements in order to buy time to develop something more appropriate and fitting. This would involve enhancing the ARV-SP to align with state guidelines and also remove it as a special permit (or say that if multifamily is built to requirements, it can be by-right but otherwise would need a special permit still).

Positives	Negatives
<ol style="list-style-type: none"> 1. Best Location 2. Allows Town to buy time to thoughtfully consider a better permanent solution 	<ol style="list-style-type: none"> 1. Will be hard to build trust on a temporary solution 2. May be unintended consequences

4. **OPTION D:** Look for a specific location or locations throughout Harvard that meet the guidelines and use the existing multifamily language in the bylaw as a starting point. This would require an even bigger brainstorming effort by looking at the map for the entire community. Should you wish to proceed on this option, I would recommend taking the following preliminary steps:

- a. Note the locational guidance provided by the Guidelines, which state *“When an MBTA community has no land area within 0.5 mile of a transit station, the multi-family district should, if feasible, be located in an area with reasonable access to a transit station based on existing street patterns, pedestrian connections, and bicycle lanes, or in an area that otherwise is consistent with the Commonwealth’s sustainable development principles—for example, near an existing downtown or village center, near an RTA bus stop or line, or in a location with existing under-utilized facilities that can be redeveloped into new multi-family housing.”*
- b. Think about other locational criteria that would apply such as being close to shopping and services, walkability, compatibility with adjacent zoning or land uses, etc.
- c. Use the GIS [HERE](#) to research parcels in town. If you do not know how to use the GIS, let us know and we can provide for you the useful tutorial that Liz developed a couple years ago. Using the GISm you can turn on and off layers showing zoning, wetlands, topography, and other criteria that can help you seek suitable properties.
- d. I can also send you a PDF file of the town map with parcels showing if that would be helpful. I have had several members already provide a map of parcels to consider and I have created a master map showing all of them. I can send this to you as well if you wish to see what others did.
- e. You may also wish to create a narrative or description for each property you identify that notes why this property is a good option and how it meets one or more criteria.

Positives	Negatives
<ol style="list-style-type: none"> 1. May find a location that does not have as much overall impact on Harvard 2. More likely to maintain rural character by marginalizing the development 3. Potential to isolate in an area that has no visibility or connectivity 	<ol style="list-style-type: none"> 1. Likely to cause opposition from citizens and neighbors. 2. Location(s) may be controversial 3. May not meet state’s criteria

5. **OPTION E:** Consider establishing an MGL 40R district and include MGL 40S. DHCD has indicated that they may come up with a specific program like 40R for the MBTA communities. This may be more challenging to establish because it is complex and has lengthy requirements, but it also has some key benefits to consider. Foremost in benefits is cash payments from the state to the Town for each unit built and each school kid anticipated as part of the development. These are *one-time* payments and not ongoing but pretty big. I guess you might argue, “If you have to build multifamily, why *wouldn’t* you do this?”

Positives	Negatives
4. MGL 40R provides payments to Harvard for two provisions: zoning incentives and density bonus payments. 5. MGL 40S provides payments to communities that establish 40R districts to cover the cost of educating school-age children of up to \$600,000 and an additional \$3,000 per student. 6. Aligns with Ayer Road Vision Plan	1. Will take a long time to develop. 2. Will likely require a consultant to assist. 3. May not be timed to align with ARVP. 4. May not provide Harvard enough flexibility to control the design and layout.

Some of these may be blended or used together (e.g., 1, 3, and 5). The Board should also consider how it wants to engage the public. Would the Board want the public to give input on suggestion solutions or locations, or rather give the public a few options to respond to? Maybe the Board doesn't think public input is necessary or desirable? IMPO I would consider engaging early and often. There is a lot to further develop by the state before Harvard can go much further. For example, they may modify the guidelines based on community input. However, some of these issues should at least be preliminarily discussed.

Potential Timelines

The following table is a rough estimate for how long each suggested option might take. Of course, they will vary based on how we integrate public outreach, funding requirements, technical assistance, and other factors.

Option	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
OPTION A										
OPTION B										
OPTION C										
OPTION D										
OPTION E										

Finally, please note that the Planning Board is NOT constrained by the typical two-year wait to bring failed bylaws back to Town Meeting. This is clearly stated in MGL 40A, Section 5 as follows:

No proposed zoning ordinance or by-law which has been unfavorably acted upon by a city council or town meeting shall be considered by the city council or town meeting within two years after the date of such unfavorable action unless the adoption of such proposed ordinance or by-law is recommended in the final report of the planning board.

All it requires to supersede this provision is to develop a Planning Board report recommending passage of the Bylaw. The passage above is a clickable link taking you to MGL Chapter 40A, Section 5.

UPDATE: DHCD issued Compliance Guidelines on 10 August 2022. Harvard was categorized as an Adjacent Small Town, assigned a minimum multi-family unit capacity of 113. The Action Plan was submitted on 20 December 2022. As part of the Action Plan, a letter was sent to the owners of all

known multi-family / multi-home parcels. This was part of the process to identify existing multi-family parcels as part of creating a zoning district of a reasonable size where multi-family housing would be permitted by right and to avoid spot zoning. A draft map of these parcels has been created. To meet the DHCD requirements that the zoning district have reasonably close proximity to existing MBTA commuter rail stations, the area of Harvard that is East and North of Route 111 seems to provide the most options, if a developer were able to meet state water and septic requirements.

DHCD has provided initial feedback on the Action Plan that was submitted in December 2022. Specifically, Harvard would do well to reduce the size of the proposed overlay district. Director of Planning is working with MPRC to refine map and complete the DHCD Compliance Model & Components. As an Adjacent Community, Harvard is required to complete its process by December 2025. The Action Plan was resubmitted prior to 31 January 2023 deadline which reflected the recommendations made by DHCD.

Revised Draft of potential multi-family zones has been resubmitted to DHCD. Harvard was instructed to reduce the size of the initial proposed district. Director is working with Montachusett Regional Planning to complete Compliance Model & Components as part of the Adjacent Communities cohort.

UPDATE: Next Step for Planning Board is to refine map of potential zones for MBTA 3A housing.

■ Ayer Road TIP Project Update

MassDOT Public Hearing

On Wednesday, March 30, 2022, the Massachusetts Department of Transportation conducted a public hearing remotely via Zoom in regard to a project referred to as Resurfacing and Box Widening of Ayer Road, which locally is described as the Ayer Road TIP² Project. Similar to the 10% design public meetings, this hearing on the 25% design, included several comments about a roundabout at Gebo Lane and also some landscaping concerns in the right-of-way.

Given the continued concern by several members of the Transportation Advisory Committee (but not the TAC formally), MassDOT expressed its willingness to meet with Town officials to further discuss the roundabout and some other issues. This meeting will be set up by the Town Administrator and be held soon.

Another concern expressed at the hearing was how the TIP project was going to take into consideration projected commercial and residential growth in the corridor and if the design was robust enough to absorb projected growth and also whether future water and sewer facility

² TIP refers to the Transportation Improvement Program that addresses federally funded highway projects.

installation would necessitate excavation of the newly developed roadway shortly after completion.

MassDOT noted that to redesign the current 25% project would add 1-2 years onto a project already not set to begin until FY 2026 and would likely cost the town itself more funds for the engineering and ROW acquisition. It would also raise the cost of the federally funded portion of the project.

Name of Applicant: Wheeler Realty Trust

Location of Property: 185-203 Ayer Road, Harvard, MA

Assessors Map 8 //Parcels: 59, 60 & 62.2

Zoning District: Commercial (C)

Property Owner: Wheeler Realty Trust

Application For: Proposed ZONING AMENDMENT which would create § 125-59. Smart Growth Overlay District.

Property is 185-203 Ayer Road (Map 8 // parcels 59, 60 & 62.2)

After hearing from members of the Select Board and Planning Board, I met with the property owner and told him that the Planning Board is looking forward to learning the details of the proposal for the parcels on Ayer Road. I said the PB hopes to see it demonstrated that the Smart Growth overlay district, rather than the Ayer Road Village Special Permit will facilitate beneficial opportunities for Harvard with limited unintended consequences.

I told the property owner because the Town faces many challenges which impact various aspects of the community's ability to preserve and protect its physical and natural resources, the developer's presentation would do well to thoroughly address every possible item that might be a concern for Planning Board members and voters.

I reminded the property owner that sustainability was an important theme of the Town's 2016 Master Plan. The presentation would need to assertively explain the development's benefits that would help Harvard meet its goals in the following areas: 40-B & MBTA Housing requirements, access to public transportation, community facilities, energy efficiency, fire & police service, impact on schools, tax revenue, traffic, land use (such as preserving farm land, open space, and natural resources) as well as water and sewer.

I did say that the Planning Board appreciates the developer's track record and acknowledged this is the largest development opportunity that Harvard has seen. As a result, I told the property owner that the Planning Board will be impartial when weighing the facts, wanting to learn how this proposal will preserve the rural feel and intimacy of small-town life while addressing state mandates and quality of life issues that come with those requirements.

Recommendation: Set a date for Public Hearings on the item.

UPDATE: That public hearing for the Special Growth Overlay District Bylaw Amendment has been set for Monday, 20 MARCH 2023 at 8pm. The property owners and developer will be holding a public meeting on Thursday, 16 MARCH 2023 at 7pm in Harvard Town Hall on 2nd floor. They are running a public announcement for the meeting in the Harvard Press.

Housing Production Plan

Director is working with Metro West Housing Consortium and a member of the Planning Board to update the Town's Housing Production Plan. A preliminary Draft is being reviewed by the group.

The Harvard Housing Production Plan helps guide affordable housing options in town, specifically those that are eligible for inclusion in the Subsidized Housing Inventory. This does include the Town's land in Devens. The Plan represents a tool that timely progress is made toward meeting the Town's affordable housing goals. It is based on a comprehensive needs assessment and an analysis of existing conditions, demographic trends, and local and regional market forces such as the recent Weitzman analysis. However, the most recent numbers from the 2020 Census will not be available until later this year. The HPP will identify opportunities and layout strategies the Town may pursue to meet its goal of providing housing for households across a broad range of incomes, ages and needs.

The Plan will recommend a number of regulatory reforms and strategies to expand local development capacity. It will include preservation strategies as well as new production initiatives, and it anticipates a significant role for both private and Town-initiated development.

UPDATE: Since the Planning Board meeting held 27 FEB. 2023, the Director has participated in two meetings to update / revise / expand the plan. There is a tentative goal of having the document ready before the end of June 2023.

District Local Technical Assistance Augmentation Funding

Director has received guidance from members of the Transportation Advisory Committee to draft a letter responding to call for proposal to potentially receive funds. This would be used for the Harvard / Devens connection on Old Mill Road.

A copy of that draft has been provided to Planning Board members for edits and approval.