

## Maren Toohill

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**From:** Ryan Ferrara  
**Sent:** Thursday, June 6, 2024 6:16 PM  
**To:** Mark Rambacher; Maren Toohill; Mark Montanari  
**Cc:** James Duggan  
**Subject:** RE: Ayer - Out of Town Sewer Connection

Mark R., that suggestion makes sense. Maren could you please follow up with Mark Montanari about this and determine how he would like to proceed?

**Ryan Ferrara**  
**Assistant Town Administrator/Director of Finance and Budget**  
**Town of Littleton**  
**37 Shattuck Street**  
**Littleton, MA 01460**  
**Office: 978-540-2463**  
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*When responding, please be aware that the Massachusetts Secretary of State has determined that most email is a public record and therefore cannot be kept confidential.*

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**From:** Mark Rambacher <[mrambacher@littletonma.org](mailto:mrambacher@littletonma.org)>  
**Sent:** Thursday, June 6, 2024 6:54 AM  
**To:** Maren Toohill <[MToohill@littletonma.org](mailto:MToohill@littletonma.org)>; Ryan Ferrara <[rferrara@littletonma.org](mailto:rferrara@littletonma.org)>; Mark Montanari <[M242King@aol.com](mailto:M242King@aol.com)>  
**Cc:** James Duggan <[jduggan@Littletonma.org](mailto:jduggan@Littletonma.org)>  
**Subject:** Re: Ayer - Out of Town Sewer Connection

My suggestion is that the planning board put this on their agenda for discussion. Once they reached consensus, the select board can vote on it.

Thinking about it some more, I'm not opposed to their proposal, though we need to make sure it doesn't open up to unintended consequences.

/ Mark

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**From:** Maren Toohill <[MToohill@littletonma.org](mailto:MToohill@littletonma.org)>  
**Sent:** Thursday, May 30, 2024 4:21:29 PM  
**To:** Mark Rambacher <[mrambacher@littletonma.org](mailto:mrambacher@littletonma.org)>; Ryan Ferrara <[rferrara@littletonma.org](mailto:rferrara@littletonma.org)>; Mark Montanari

<M242King@aol.com>

Cc: James Duggan <jduggan@Littletonma.org>

Subject: RE: Ayer - Out of Town Sewer Connection

Ayer's wastewater treatment plant discharges to a river/surface water, so they have significant sewer capacity available. Ayer does not have the same limitations of needing to find leaching fields for underground discharge.

**TYPE OF FACILITY AND DISCHARGE LOCATION** The facility is a 1.79 million gallon per day (mgd) advanced wastewater treatment facility, which discharges to the Nashua River in the Nashua River Watershed (See Figure 1).

## Ayer Wastewater Treatment Facility Fact Sheet ma0100013

Maren

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**From:** Mark Rambacher <mrambacher@littletonma.org>

**Sent:** Thursday, May 30, 2024 4:02 PM

**To:** Ryan Ferrara <rferrara@littletonma.org>; Mark Montanari <M242King@aol.com>

**Cc:** James Duggan <jduggan@Littletonma.org>; Maren Toohill <MToohill@littletonma.org>

**Subject:** Re: Ayer - Out of Town Sewer Connection

Here is a link to the packet for the public hearing Ayer held on the project:

[https://www.ayer.ma.us/sites/g/files/vyhlf2756/f/agendas/select\\_board\\_meeting\\_packet\\_april\\_16\\_2024.pdf](https://www.ayer.ma.us/sites/g/files/vyhlf2756/f/agendas/select_board_meeting_packet_april_16_2024.pdf) – there are currently no minutes or video from this hearing. This was also article 30 in their TM: <https://www.ayer.ma.us/about-ayer/pages/town-meeting-4-22-2024>

This project might be considered in scope for Ayer because the property owner and development is in both Ayer and Littleton. From the assessor map, it looks like the Littleton Motor Court and Chipshots would also fall into that category.

I agree that this agreement could potentially open up a bunch of issues for us. There is a lot of undeveloped land around that location. But I am also doubtful that Ayer has much excess sewer capacity that they want to use for Littleton.

I think we should probably have a meeting with Town Counsel and someone from LELWD.

/ Mark

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**From:** Ryan Ferrara <rferrara@littletonma.org>

**Sent:** Wednesday, May 29, 2024 3:19 PM

**To:** Mark Rambacher <mrambacher@littletonma.org>; Mark Montanari <M242King@aol.com>

**Cc:** James Duggan <jduggan@Littletonma.org>; Maren Toohill <MToohill@littletonma.org>

**Subject:** FW: Ayer - Out of Town Sewer Connection

Mark R. and Mark M., please see the email below from Ayer DPW Director, Dan Van Schalkwyk regarding a sewer interconnection from the Ayer sewer system to the Mobil gas station located at 254-260 Ayer Road. Maren informs me that the new owner of the Mobil station is combining the location with multiple lots and converting the gas station to a Haffner's with a convenience store. This proposal was before the Planning Board recently but the matter of the sewer wasn't a primary part of the conversation. Maren was unaware the property developer was seeking to connect to the Ayer sewer system. From my informal inquiry to Town and LELWD staff, we are unaware of any other sewer connection in Littleton to the Ayer sewer system.

The concern Maren has with this connection is that the proposed gas station/convenience store is adjacent to the campground and not far from the mobile home development. If these sites also could connect to the Ayer sewer system, this would open up significant acreage for development in Littleton. While the draft inter-municipal agreement states under condition #1 that, "This Agreement shall not apply to any other property, and no other **Littleton** property shall tie into the sewer system without a written agreement between the parties and a written amendment to this Agreement.", there is a reasonable concern, either for good or bad, that this would establish a precedent for future development in the Willow/Ayer Road area. Please let us know how you would like to proceed with this request.

**Ryan Ferrara**  
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**From:** Dan Van Schalkwyk <[dVanSchalkwyk@ayer.ma.us](mailto:dVanSchalkwyk@ayer.ma.us)>  
**Sent:** Tuesday, May 28, 2024 1:44 PM  
**To:** Ryan Ferrara <[rferrara@littletonma.org](mailto:rferrara@littletonma.org)>  
**Cc:** Robert Pontbriand <[tm@ayer.ma.us](mailto:tm@ayer.ma.us)>; Carly Antonellis <[cantonellis@ayer.ma.us](mailto:cantonellis@ayer.ma.us)>  
**Subject:** Ayer - Out of Town Sewer Connection

**Warning – THIS EMAIL WAS SENT BY AN EXTERNAL SENDER**

Good Afternoon Ryan,

The Town of Ayer has been approached by the Owner of 254-260 Ayer Road in Littleton for a sewer connection to Ayer's sewer system. The property is located near the intersection of Willow Road and Ayer Road, near the Ayer border, and is the site of a gas station soon to be reconstructed (it has obtained Site Plan Approval in Littleton).

As part of authorization of this sewer connection, we require an Intermunicipal Agreement to protect both Town's interests related to the sewer connection. Please find attached a draft IMA prepared by Ayer's Town Counsel. Can Littleton please review and let me know if you have any concerns. Also, please let me know if you have any questions or require additional information.

Thanks,  
Dan

Dan Van Schalkwyk, P.E.  
Director  
**Town of Ayer - Public Works Department**  
**25 Brook Street**  
**Ayer, Massachusetts 01432**  
office: (978) 772-8240  
cell: (978) 833-2252  
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