



PLANNING BOARD  
TOWN HALL  
195 MAIN STREET  
MAYNARD, MA 01754

Minutes: July 13, 2010

Attending: Greg Price, Chairman, Max Lamson, Mike Bingley, Ken Estabrook and Marie Morando, Planner Assistant (absent Jason Kreil)

Beth Cosgrove attending for the Cutting Property.

She wants to ANR a lot to take approximately 900 square feet, the lot has an access of frontage and land approximately 149 feet of frontage. The planning board has to endorse the change; it looks like they have broken off a tiny piece of the land.

ML- there are no buildings on this parcel; if there is it could affect the setbacks on the building; the remaining lot 3A is still a legal lot.

MB – motion to endorse application to divide Lot 3A and convey 900 square feet as indicated on their plan

Seconded – GP

Any discussion

KE – this is being used for off street parking; does this have to be under parking regulations - no

Beth Cosgrove are you selling the property – yes at some point

MB – motion to endorse the ANR on the Cutting Property on Parker Street

ML – Seconded

Motion passed 4-0

7:35 p.m. Presentation by Jerry Culbert and the design team regarding the new Maynard High School.

JCulbert: that all the meetings of the School Building Committee are open to the public and are welcomed. The feasibility study has been completed and Brooke Trivas of Tappe' Associates and Pat Saitta of Municipal Building Consultants are here to answer any questions or concerns that you might have.

BTrivas: she explained the time table, what has happened, and what will be happening in the near future, that the design team and the school building committee are working for a preliminary design submission to MSBA on July 28 and a scheduled submission for August 16<sup>th</sup>. The town is looking for September 29<sup>th</sup> approval of MSBA

Possibly looking for an October 25 town meeting for approval of the town and debt exclusion should be in November. This will lead for a July 2011 for contract for build and completion of the project July 2013.

KEstabrook went over the timetable

Brooke Trivas introduced David Warner from Warner Landscaping and Steve Ventresca of Nitsch Engineering to go over the site.

David Warner – explained the site, with the wetlands and where the new radio tower was installed he also explained the zoning changes from single residence to industrial.

Showed the existing conditions. The design team submitted the plans for the site, showing parking, the loops for drop off and the drainage plan.

The plan is to keep the existing school operational and when the new school is finished the old school would come down. The school has three buses and there will be a new drop off loop; they are making this safe for pedestrian access. Student parking access is a two way drive; they have met with safety officials regarding the access routes that have been proposed. They need bus access to the athletic complex; the new design is set back from Field Street

BTrivas: the site has some definite constraints – mechanical is on the penthouse

Steve Ventresca- from Nitsch Engineering: he is looking at utility and drainage

The sewer line will be connected to the existing manhole. Jerry Flood has been on site and have discussed different issues regarding the overflow to the wetlands, roof runoff, increase the sizes of the detention ponds, water levels and the overflows to Carbone

Circle. We do not want Carbone Circle to have more problems than the do now.

KE – asked about the drainage issues – regarding flooding issues in the front of the site; Parking – Existing now is 92 students on the east; 54 around the loop total parking 145 spaces; proposed spaces – 207 spaces

We have 91 student spaces now and we are increasing it to 125

The auditorium requires 1 space for 5 seats = 60 spaces

Total parking should be 201-237 – we are proposing 207 spaces

We want to maintain green space; we are not looking to have a mall effect;

The entrances will flow

We will continue to work with Jerry Flood regarding all of these issues

BTrivas: gave an overview of the building itself; showed the board images of the building; it fits into the landscape and street scape. Height the gym area is 37-42'. The auditorium is 40' – in general the height is 25' – with the roof top equipment it will still be under the 40'.

KE – with the penthouse – will you stay under the 40' it is basically a two story building; We are being very conservative with the height.

ML – asked about CHIPS certification; we have a subcommittee and consultants working on this to provide the building committee with the 2009 – new format – 40 point structure.

Linda Hansen (conscom) did you move the driveway – we moved the driveway MB - concerns about the two loop driveway-

Right now we have 3 buses that serve the site; looked at the design of the drop off area

KE – as one member he is pleased with the site plan and is looking forward to the submission; he knows that there are restrictions because of the Dover amendment; he is concerned with the flow of the entry ways with kids and pedestrian; pedestrian access across 117 to the site; and how are you going move pedestrians from the fields thru the wooded area across the parking safely. What about the pedestrian path from the antenna; would there have to be more guide wires installed.

When will this be submitted to us for site plan review – after we get approvals in September and then it will go to Town Meeting in October and a vote; it will be in later part of the design development.

Bob Nadeau – did the police station and the fire station and library have site plan review – yes

8:40 p.m. recess

8:50 p.m.

Discussion: approval of minutes – will submit them to all board members again for approval at the August 10, 2010 meeting

KE – explained to the board a meeting he and Greg Price had with the TA – for a comprehensive look at bylaws – reach out to other towns for their input. Things that are important to the board – Master Plan, Bylaws, some one to review the projects not just a peer review;

Please advise the sight line for a public hearing on August 24, 2010.

Do we have a time line for the fall town meeting? No.

No.

MB – motion to adjourn – 9:15 p.m.