



APPROVED: FEBRUARY 22, 2011

PLANNING BOARD
TOWN BUILDING
195 MAIN STREET
MAYNARD, MA 01754

Minutes: February 8th, 2011

Attending: Greg Price (GP), Max Lamson (ML), Ken Estabrook (KE), Mike Bingley (MB), Jason Kreil (JK) and Marie Morando, Planner Assistant (MM)

Proposed new Maynard High School – read into the minutes the legal notice “The Maynard Planning Board will hold a public hearing on Tuesday, February 8, 2011 at 7:00 pm, Maynard Town Hall, Room 201, 195 Main Street, Maynard, relative to the an application of the Town of Maynard, 195 Main Street, Maynard, for a Site Plan Review, for the proposed new Maynard High School, 1 Tiger Drive, Maynard, Map 24 and Parcel 3 as it relates to the bulk and height of structures, yard size, lot area, set backs, open space, parking and coverage requirements, pursuant to M.G.L. Chapter 40A, Section 3.

Copies of the site plan application are available in the Town Clerk’s Office and Planning Board Office during normal business hours.”

Also read a copy of the letter from Town Counsel “B L A TMAN, BOB ROWSKI & MEAD, LLC

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TO: Greg Price
FR: Lisa L. Mead, Town Counsel
RE: Site Plan Review for the High School Project
DA: January 20, 2011

Reference is made to the above captioned matter. In that connection, this memorandum is sent to you for the purpose of providing information concerning the Planning Board’s Site Plan Review of the proposed High School Construction project. The Board’s Review will be somewhat different from what the Board is likely accustomed to on account of the review being for an educational facility.

As you are aware under G.L. c. 40A §3, educational facilities are subject only to reasonable regulations with regard to the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements. Trustees of Tufts College v. City of Medford, 415 Mass. 753, 757 (1993). See also Trustees of Boston College v. Board of Alderman of Newton, 58 Mass. App. Ct. 794, 798 (2003). Beyond these areas of regulation, educational facilities are otherwise exempt from all other zoning controls. Accordingly, the Board's review must be limited to the criteria set forth in the Zoning Bylaw at Section 14.4.B as it relates to set backs, lighting and parking as they relate to the lot area, bulk and height of the structure.

As you are aware the Board's review is not in the form of a Special Permit under the Site Plan Review Bylaw. It is important that the Board understand that its roll in this matter is more advisory as final authorization to proceed may not be denied. I hope this clarifies the process. Should you have any questions, please let me know.

The board welcomed the design team and went over the process for tonight's meeting. This meeting is being recorded.

Attending the meeting for the design team: Brooke Trivas, Tappe Associates, Pat Saitta, Municipal Building Consultants, OPM, David Warner, Warner and Larson, Steve Vetressca, Nitsch Engineering. David Warner started by describing the drop off and now we have a single loop, as we discussed last July when we first came in front of the board. John Pate described the entrances and parking spaces; the current school is where the orange lines are. The school is in two zones, Industrial and Single Residence. Discussion went from frontage, parking spaces height and width, front yard frontage, exceeds the requirement. The height of the gym, auditorium, single story and two stories. Lighting – full cut off fixtures, lighting like at the Fowler. Questioned lighting leakage onto the other buildings. CHIPS certification – they have to be in order to get the reimbursement for the criteria for chips. In the CHIPS criteria – no lighting trespass.

KE – questioned the water lines – it will be looped onto Field Street, the site does not abut Field Street, 2nd question was about the parking spaces at the high school, total number of spaces is 235, they worked with the school department, 60 spaces for the auditorium, 60 spaces for staff and 125 spaces for the student population. They worked closely with the principal to come up with good numbers. On the west side of the building there is pedestrian access – and there is no pedestrian access around the building. It is their recommendation to have no pedestrian access on the west side of the building the west side of the building their recommendation would be to keep people out of it. One of the dumpster's are closed in and the other is not, it is so far back no one will see it.. Ken liked the idea of a pedestrian cross walk from Field Street to the school. The tower is about 50-60 feet away from the front of the school.

Fire and Police department are comfortable with the site. David Warner pointed out the handicap spots, 4 on the east of the gym, 3 directly across maintenance, two near the field. They are in compliance.

ML – questioned the site lighting; same lighting poles like the Fowler, there is a 60 foot tree buffer on Field Street side; existing vegetation is remaining, no new proposed plantings, existing grade of the school will help North side nothing is changing and nothing is changing on Tiger Drive; The tower does it have a fence? No. Do you intend to put a fence? It was to be installed during the installation of the tower.

JK – rainwater for irrigation – nothing planned

This is not in the cost of the building. Since there is no irrigation now, you might want to have some with the new school.

Any comments from the public

Mark Butterline, 7 Carbone Circle

Questioned the drainage in the area. Will this change the water levels into the detention pond – no it will stay the same; they are filing with the conservation commission and the hearing will be in early March to discuss storm water and the conservation areas around the school. They will submit a detailed plan to conservation on drainage. Roof run off will go to the near field.

The board will acknowledge the height of the building in their decision.

Earth removal, parking waivers form 235 to 220 spaces.

GP motion to close public hearing

2nd by KE – any further discussion – no

Motion passed – 5-0

This is an educational facility and we have a letter from town counsel stating what we can do and what we cannot do. Acknowledge height and parking.

GP – motion to approve an invoice to Meridian Associates in the amount of \$3,497.50 out of the 53E1/2 account

2nd KE – motion passed – 5-0

GP – motion to approve an invoice to Community Newspapers in the amount of \$142.66 out of the 53E1/2 account

2nd KE – motion passed – 5-0

Any further discussions – no

Please acknowledge, height, parking, split zoning and lighting compliance with CHIPS

KE – motion to approve MHS site plan with acknowledgements –

2nd MB

Motion passed 5-0

Don't forget the training on March 19th – please get your information to Marie for processing

MB – motion to adjourn

2nd KE –

Motion passed -5 -0 at 9:00 pm