



**PLANNING BOARD
Town Hall
195 Main Street
Maynard, MA 01754**

This meeting was recorded

Minutes: January 24, 2012

Attending: Greg Price (GP), Max Lamson (ML), Jason Kreil (JK), Mike Bingley (MB), Bernard Cahill (BC) and Marie Morando (MM), Planner Assistant

6:50 The meeting was opened by GP and welcomed the Town Administrator, Michael Sullivan to the meeting: Mr. Sullivan presented a reorganization plan that will effect Planning, Conservation, Building Commissioner, Plumbing, Gas and Electric inspectors, and Board of Health, A position is being created that will be Assistant Town Administrator / Municipal Services The BOS will be promoting, Kevin Sweet, Health Director to this position and we co-locate to the lower level. We will be relocating everyone to one wing downstairs. It will be one-stop for the people of Maynard. There has been talk about a principal planner but is not affordable at this time, we are working with resources that we have, we are not hiring a full time assistant town administrator and that this cost savings to the town. The board thanked the TA for sharing his plans with them. This will not affect any boards or commissions. We want to help the record keep in this building there will be support staff, the BOH clerk has already moved to 37.5 hours and there will be a part time person at 19 ½ hours. He will e-mail MM with the structure and would like to the boards thoughts and comments.

7:10 pm. GP opened the public hearing for a special permit at 179 Main Street he read the legal notice into the minutes. "The Maynard Planning Board will hold a public hearing on Tuesday, January 24, 2012 at 7:00 pm, Maynard Town Hall, Room 201, 195 Main Street, Maynard, relative to the application filed by Robin Bradshaw (RB) and Lauren Elkind (LE), 187 Main Street, for a special permit pursuant to Section 7.6 for a commercial kennel permit at 179 Main Street, Map 14, Parcel 108. The location is in the Business District.

Copies of the application are available in the Town Clerk's office and the Planning Board office for inspection during normal business hours."

Presentation from the applicant: Robin Bradshaw (RB) and Lauren Elkind (LK)

Wants to have a play group for the dogs, 4 hour sessions, occasional there might be a couple of dogs all day, we are respectful of the ordinance laws picking up the poop our clients bag it and will supply bags for people dropping off dogs, plus a little boutique store small selling boutique items, brush combs and shampoo, plus our grooming that we have now we will move it over there,

GP - A Maynard bylaw does exist and I am assuming that you have received a copy of it. RB Since we are not keeping dogs overnight – why do we need a kennel license, because the zoning allows by right to have a kennel. This is considered a kennel because in your proposal you will have more than three dogs on the premises at one time.–RB we will also have training and day care. There will be no overnights – the kennel bylaw was created with a resident because they were conducting doggie day care on Glendale Street and this was not allowed in the zoning District. We have concerns with people and dogs coming and going all day long. GP read from the bylaw – RB - they were definitely boarding them. The bylaw application states including with the site layout that the setbacks of the property have to be included– I have seen the hand drawings, no set setbacks shown, what do you mean – set backs on the neighbors adjoining property lines, I am reading from the bylaw, facilities and locations for the storage or disposal of the waste, I did on the drawing – there seems to be some information that we need in your application before we can consider your application, I can't speak for the board, I am only one member, questions that need answers you need to have management of disposal of waste – ON DOODY CALLS they do come and pick up the poop – when needed – I wasn't sure what that was – it would be important to have it in your application, we don't have it now and we put it in the dumpster, the dogs are not going to be here for a long period of time. I am of the opinion that the application needs more work.

GP – questioned times of operation – RB states that she put it on the application – it was not on the application

Is this the application that you submitted – I know I put the hours of operation – she looked at our papers; MB – is looking for a business plan – There is certainly nothing wrong with the hand drawing. You are providing us with the answers, you need to put a narrative together showing – I know I filled out the application- you said you were going have training – we are having a class during the day and probably at night – grooming closes at 5:00 and day care at 6:00 – maybe a night for an hour and maybe on Saturdays with a trainer. We want to have it all spelled out and what you plan to do – boarding hours of operation training all of these things help us make a decision on the special permit. A complete product – we don't have all the information, MB – from my point of view I don't have all the information that I need to make a decision. It is all in my head and you have been thinking about this and we would like to have it in a narrative form.

I wrote everything down,

GP – besides having the information, I know I filled out everything – I know I filled out the application – MB – all I am asking for is more information together with a narrative;

ML – setbacks for the neighbors and look at the bylaws and give us all the information, as much as you can explain. Is there a fence in area? Consider noise pollution dust

Open to the public

Ray St. Hiliare – I own the bike shop and it is great for the business and the expansion is good for the area; someone needs to be responsible for the handling of the dogs coming and going and for the pickup and drop off; they are proposing a doggie day care and they state that they are going to walk the dogs on the grass across the street; it is difficult for people that live in the neighborhood; 20 dogs are a lot of dogs; constant barking; car parking, sanitation, safety issue when they are walking the dogs; they are escalating their business from 800 square feet to 1800 square feet; increase activity in the retail area and they are next to Cast Iron Kitchen.

Sharon Wilson – Didn't understand the process of closing the hearing and leaving the public hearing open to accept new information; GP: - when the public hearing is closed the board cannot accept any new information from the public; if we leave the public hearing open we can accept the applicants new information and new information for the public.
Another comment was that he has concerns about the dog walking, traffic and safety.

Sue Ellis, 6 Turner Street, – they are going to be there for a few hours, and it is not they are going to running in out of the facility. There is a town ordinance to pick up after your dogs and some people do this and others do not we cannot take this out on owners of the buisness. Good for the town to have this. I bring my dogs there all the time for grooming. This is getting blown out they are going to have a few dogs this is good for the town people will take their dogs there when they have to go to work

MB – how many dogs to you have now – none, we only have the grooming (MB) how many do you have a day – 10-25; we get them done and they go home.

GP and MB – a commercial kennel is allowed use, but you need a special permit to open a commercial kennel and that is why you are here.

Bonnie Winker. 1 Mayfield Street, – My dog, Oliver, goes there every week for a bath because of a skin condition and they are very good to my dog and it is a good thing for Maynard.

Joanne Curley, 3 Front Street

There is very little green space on Main Street – very small stretch of grass - can this location handle this many dogs per day, not only is the poop an issue it is the liquid waste, it will damage the grass and it is a very busy street.

Dawn Moreau, 4 Front Street

Concerned about letting the dogs on the strip of grass; small area from Front and Sudbury Streets, there is a lot additional foot traffic, kids play in that area and what about the farmers market in the summer time.

Mike O'Keefe, 2 Sudbury Street

I think that the planning board and the town encourage businesses and residential – do they understand that someday the rail trail – grass strip roughly in that area is where the bike path will be located.

Sue Ellis – there are products available that the dogs do not have to go outside and they can stay inside.

Jacob Egan, Sudbury Street

Part of this application is for outside the building; is the sense of the board to continue this meeting to get more information and then get more feedback from the applicant on how she is going to address the concerns of the bylaw. On a day to day basis what will be conducted outside or inside of the building. How many dogs will be walked at one time?

Bob Nadeau – Selectmen

We need to address the needs of the application and the residential and business need to co-exist in this area. They work well on my animals and they work well with the neighbors. I work in Boston and they make it work and we should be able to make it work in Maynard. We encourage the applicant to work on their application to make this work.

Julie Jones

She is a groomer for Wags and Whiskers – this will bring more business to surrounding stores we have people coming from all over the place and they go to other businesses downtown.

RB – we have had the shop for five years and we have not had a problem we have had 25 dogs during the day we do not have complaints and this will not be any different than what we have now, four hours at a time the dogs should be able to handle not going outside, they will not all be going out we have very little animal waste

MB we need to have a operational plan from you, we need photo's showing where you will walk the dogs where the waste containers will be, BC - the safety of having the dogs as soon as you enter the building, are you having cages; we need to know the children will be safe and that we are preventing the access by children.

1. Safety in the door way – possibly adding a doorway; waiting area just like when you go to a vet they always have a waiting are and having the dogs behind different rooms.
2. Is he backyard fenced in
3. Container for the dog poop
4. Sanitation

Detail the walk in area.

Disposal of the waste how are you going to get rid of it before you call in the company.

Ray St. Hiliare – since this is on the sidewalk is their space for setbacks – no we are talking between the neighbors. In the back there is only room for 2 cars, and there is a dumpster and a right away. There is a right away in the back. When they have an evening training the kennel

will be open 8-6 plus later with evening training. This is going increase from what we already have.

GP – when you are preparing more information go through the bylaw the board has to make their decision is and the commercial kennel is allowed right with a special permit and if we don't have the information it would be hard to make a decision. We need you go by the bylaw and answer all questions in the bylaw and again this is allowed by right with a special permit.

179 Main Street Realty Trust – J Tosci, owner of the property

There is space for 6 cars behind the store and you can fit a dumpster. There is a right away and one way in and one way out and Ray has put up a fence. Ray St. Hiliare it is not my fence.

There is plenty of room to take the dogs out if they have to go to the bathroom.

MB – business plan needs with a complete description.

MB – motion to continue the public hearing until February 21, 2012 at 7:30 p.m. 2nd GP

Any further discussion –no – Motion passed – 5-0

Opened the ANR for Spring and Pine Streets

ANR – 11 Spring Street – property owner is Carole Memmole the frontage of this property is on 0 Pine Street which is Parcel C on the plans; Frontage on Pine is 130.76 and on Spring Lane it is 98.3

Ms. Memmole is reducing her lot; any discussion – no

MB motion to endorse the ANR at 11 Spring Street, prepared by Foresite Engineering; 2nd GP

Motion passed – 5-0

GP read into the minutes the legal ad for Pine and Spring Street “A public hearing will be held on Tuesday, January 24, 2012 at 7:15 pm, at the Maynard Town Hall, Room 201, 195 Main Street, Maynard, to hear all persons in a Site Plan Approval request by Northeast Building and Renovation, to construction residential housing at Pine Street, Assessor's Ma 18, Parcel70. This is subject to Section of Protective Zoning Bylaws of the Town of Maynard. A copy of the Site Plan is on file with the Town Clerk's and the Planning Board Office during normal business hours for inspection.”

Scott Hayes (SH) Foresite Engineering - representing Duffy McNulty owner of 0 Pine Street.

With the combination of both ANR's this property is approximately 25,000 in the general residence district with a 5 unit apartment building right off Mill Street to Pine Street; don't believe that there are traffic concerns in the area, it is sparsely wooded area; there is a 50 foot maple tree on the property now that needs to come down; it is practically dead on the property; utilities would be in the ground; we know that we would need replace the water main and it would need to be connected to Mill Street; Pine Street there is no drainage the nearest drainage is

probably a few hundred feet from the site; detention on the sw side of the site and will be collecting drainage; screen the boundaries with possibly evergreen trees, rear parking, recessed into the ground; lighting will be with the mailboxes, dumpster in the corner of the lot; egress lighting for the units and shielded fixtures in the light; the dumpster is right in the parking lot. Mark Beaudry (MB) – Meridian Associates – went over his initial report (attached) received letters from DPW Superintendent Jerry Flood; SH there will be a hydrant and the buildings will be sprinkered.

On reviewing the plans I noticed that the special permit will be triggered because of the five units and the conservation commission is the granting authority on this. We could have handled it that I do the review and that we would work on the permit with conservation and we would have it in the decision. SH will research the right of way with the recorded plans and will provide documentation. There is very little grading – Is there going to be a catch basin on Spring Lane; run off, sight lighting, no information on the lighting on the plans; what about the houses on the other side of the railroad bed; you did put green on the plans, but what kind of green. What kind of plant materials. You are clearing grass what will happen to that part of the landscape. SH – the Foley property at 12 Spring Lane is a non-conforming lot at the end of the parking lot there is a retaining wall, consideration of the right of way to put evergreens in place. MB – you would have to think about the dumpsters backing in and out of the property; no existing license stamp on the plans; received the letter from the building commissioner; earth removal; DPW would like the entrance to be smaller than what you have; GP – discussion with TA and Town Counsel that we not have a ratified new bylaw until at least February 26th, and the new by law is in effect but if the new bylaws are not accepted we would revert back to the old one. We are using the old bylaw, but please look at the new one to see if there is anything in one and that is not in the other. SH – thinks that the 500 perimeter for drainage is excessive; this is the town’s bylaw. The connection to the system is approximately 200 feet at Great Road. Are they going to be rental or for selling? It is rental property; I would not try to sell them in this market. Handicap access – potentially ask for a waiver; things that we are looking for: Storm water regulations, peak flow, water quality, erosion, recharge, dep storm water, payment; monthly vacuum of the system. Test bits – 9 feet – what about below the 9 feet – it could be 9’1””; basically separation to ground water; conditional of the approval, no seal coating and no patching. Water line will be worked out with DPW; erosion control, site grading

BC – is there an existing fence between 9 Spring Lane and the property – no
MB – is there no fence around the pool at 11 Spring Lane – no it is wide open
What about snow removal – we have plenty room to have store the snow removal; the calculations should show 10% of the lot area – 10% of the parking area for storage
ML – concerns about the lighting – what kind of lighting – scones – 3 light post, shielded fixtures; minimal lighting – 3 – 8’ posts for parking light for safety in the parking lot; shielded downward; what hours will they be lighted; photo sensors;

11 Spring Lane will there parking be effected; it is very flat in that area; the lighting is for the residence of 0 Pine Street. Screening issue between your property and 11 Spring Lane; headlights flashing into the neighbors houses; want lamp details; cut sheet for the lights; DPW have issues with the drainage;

JK – concerns about the trees that are being removed; screening to the railroad with green space; between 11 and 0 Pine Streets; what about the manhole on Pine Street – will that be replaced; Wheelchair ramp – details; I see that the water line is being upgraded.

The 4” doesn’t work, extend the 8” main to the site and we will revise to reflect the changes; what about the rail bed - will the drainage effect that it is a good slope from the end of the property to the railroad bed.

GP – opened to the public for comment:

Thomas Foley – 12 Spring Lane

Access to the right away to get into his property; will this impact the right of way; the two foot retaining wall will not shield the lights from coming on his property especially from the created parking lot; drainage is a concern; since they are taking the open green space and making it recreational and the dumpster will be in the parking lot it will be right next to his property, I have concerns.

Kevin Murphy - 10 Spring Lane

Where is the water going to flow and what kind of water management will be there; we all have field stone basements and we have concerns on how the water is going flow and what will prevent it from flowing into our basements.

GP – issues – lighting, drainage, entrance to 12 Spring Lane from the right of way; earth removal; conservation with the stormwater management special permit

GP – motion to continue 0 Pine Street Apartments to February 21, 2012 at 8:00 pm

2nd MB – motion passed – 5-0

GP – motion to close the meeting at 10:20 p.m. 2nd MB – 5-0 motion passed.