



PLANNING BOARD
TOWN BUILDING
195 MAIN STREET
MAYNARD, MA 01754

Minutes: March 5, 2013

Attending: Max Lamson (ML) Chair, Bernie Cahill (BC) Vice Chair, Jason Kreil, Greg Price, Kevin Calzia, Steve Wood Interim Planning Assistant, Marie Morando, Lisa Mead of Blatman, Bobrowski, Mead, Town Counsel

ML – Opened the Public Hearing and read the legal notice into the minutes

Form 7-PBN (a) (revised 11/99)

“Town of Maynard Planning Board Notice of Planning Board Hearing

Relative to Proposed Zoning By-Law Amendments

Pursuant to M.G.L. c. 40A, § 5

CHANGE OF ROOM

The Planning Board of the Town of Maynard will hold a public hearing to discuss proposed amendments to the Maynard Protective Zoning Bylaws. The public hearing will be held as follows:

Place: Room 201, Maynard Town Hall, 195 Main Street, Maynard, MA 01754

Date: March 5, 2013

Time: 7:00 p.m.

The subject matter of the proposed amendments are indicated below. The Zoning By-laws, as well as the complete text relative to the proposed amendments are available for inspection during regular business hours at the following place(s):

Town Clerk’s Office and Planning Board Office (8 a.m. and 4 p.m.) and on the town’s website www.townofmaynard.net. Click on the 129 Parker Street Project information (on the front page) and the Planning Board page (under committees).

<i>Article Number</i>	<i>Article Subject</i>
1	Amend Protective Zoning Bylaws – 9.3 Neighborhood Business Overlay District (NBOD)

ML- Procedure: The Applicants will do a presentation, question and comments period from Planning Board members and then open the hearing for public comment, the traffic consultant will present, we are expecting a peer review during the week of March 25th and as soon as we receive it we will make them available, we are hoping to conclude tonight’s hearing by 10:00pm and I expect that we will continue the hearing to another night.

When it comes to the public comment, please state your name and address, we would request that you keep your comments to one so everyone can have a chance to speak.

I would like you to know that this meeting is being recorded and televised.

Atty. Myron Fox, of Rollins, Rollins and Fox representing the developers Capital Group, LLC

Joining me is Bill DiPietre (sp) President of Capital Group, LLC and Bill Scully, Green International the traffic consultant hired by the developer to conduct the study.

MF-129 Parker Street is a 58 acre site, mostly vacated for 17 years and for 10 years completely vacate.

We have requested a special town meeting for Saturday, April 6 at the Fowler School. There will be two articles one is for the amendments to the NBOD and the other is on the Concept Plan. BOS, PB & Developers have been discussing the development agreement which should be signed before STM. The developers willing to donate the remaining PK2 building, approx. 50,000 sq. feet, to the town for a Senior Center and Community Center. This building is valued at several millions of dollars. The former

owner, John Wolters, went to STM with two articles and they were passed, he then went through months of meetings with PB with a detailed Site Plan and Special Permits and the decision was appealed and the project never was built.

The developer is looking for the amendments to NBOD and if that passes sees many months of Site Plan review, Special Permits and possibly sub-division of the property and then apply for building permits. We are looking for Residential and Retail- out of the 250 Residential there will be 79-one bedroom, 28-one bedroom with a den (no window or door), 125-two bedroom and 18-two bedroom with a den. There will be no three bedroom apartments.

This development abuts the new high school. There will be part time jobs for the high school students. This entire development will generate 600 full and part time jobs to Maynard. During the construction this will create 600 construction jobs. PK 2 Building will either be donated to the town or a long time lease donation/fee.

Tax projections over a million dollars per year, not including excise tax, meal taxes, and business property taxes to the Town.

Reviewed the tax projections with the new tax rate, which is on the website.

We have met approximately 14 times with neighbors, we have submitted a 600 page traffic report, we have met with department heads, conservation commission, school committee, to get the information out.

Until this passes town meeting no anchor store will sign, once an anchor store signs then other Retail stores will follow.

The charts showing 2006 Concept Plan with the foot print of the new plan were explained. ML explained the study area and explained changes in the road near the site. Explained the direction of the travel flow during the day. Traffic signal, multiple lanes left turn into the site, rebuild sidewalks in front of the site; combination of bike racks and pathway to the school. Update Parker and Great road signage, major signage at Parker and Great Road, signal timing, working with town on the downtown issue. Sidewalks on East Side – North and Old Marlboro, pedestrian crossing another crossing at Parker, Field and North. Heard the concerns of the neighborhoods regarding the speeding and going through the neighborhoods as a cut through.

ML – to members

KC – Why do you need the amendment changes; MF – you had a proposal 2006-2007 a town meeting and site plan approval and he didn't get off the ground. A 400,000 square office building didn't work. That type of development doesn't work. We need to increase the residential and the retail to make this development work. The current

building out is approximately three years. After town meeting if this passes we can secure an anchor.

BC – 9.3.2 should be spelled out; 9.3.5.1 “club” strike; 9.3.11 minimum lot requirements.

ML – concerns about the reduction in setbacks, why not similar in size. MF if we reduce the setbacks and build a smaller development it would not be viable to the developers; we will look at it again. MF – environmental issues; the consultant will look at this and will look at the conservation commission concerns.

MF – we have submitted a 600 page report; the traffic report shows the impact on the intersections. Bill Scully went over the details of the traffic report (he is the developer’s consultant). The town has hired its own peer consultant, Doug Prentiss, from FS&T. He will review the traffic report submitted by the developer.

ML – clarification; Saturday’s retail traffic will be higher – traffic increase almost double. Saturday morning will be lower and higher volumes in the afternoon, yes it will impact the site at Parker and Great Road less further away from the site.

GP – Development Agreement will it be signed prior to town meeting – yes; concerns about the setbacks 20’ from the open space; larger setbacks will make smaller buildings. MF – if we reduce housing units – it will not be economical.

JK – traffic – discussion with traffic consultant – smaller streets will have increased traffic, Old Marlboro and Parker Street’s intersection, questioned signals at three major intersections, pedestrian crossings, and signal at the crossing? Traffic consultant and ML – there will be a new signal on Parker and Great Road which is ADA compliant. AM – peak traffic will be tempered by retail stores opening. Most retail stores open at 9:00 a.m. daily and on the weekends.

GP - Concerns of about the potential permitted uses, the list has more than doubled from the original bylaws he is also concerned about the number of housing units, this is the opinion of the one board member.

ML – concerned about the box retailers on the site as potential tenants.

Opened for public comment; please keep your comments to one in order to give all attending time to ask questions and comments.

Resident of Taylor Road – concerns – questions the project suggested that not enough research has been done; large project next to the High School, it has a large parking lot and people will be selling drugs and what about the water supply. Crime, schools and quality of life for the residents.

Ken Estabrook – 38 McKinley Street; former planning board chair and now a member of the school committee; concerns about the size of project and current owners and the sub-division of the property.

Al Whitney, 5 Assabet Street, after Digital left there was very little traffic, but when they were there were thousands of cars in and out of the site every day. We have the 2nd highest increase in taxes, this is important to the town; they are donating PK 2 to the town for a recreational center and a senior center.

Trish Saunders 11 Dettling Road; concerns about the buffers and the setbacks in the new proposal; in the existing NBOD there is 100 foot setback and 50 foot buffer, they are cutting the setbacks than half in the new proposal. Adjust the buffers.

Elizabeth Mulligan – in the interview TA said in South Hadley that he has brought Wal-Mart to Maynard; MF – Wal-Mart does not have an agreement with the developer; we are looking at Wal-Mart, Target and several other stores; none have signed with the developer.

Nancy Waters 98 Summer Street

In 2006 when the new CVS was built they said they would have a tenant in the old space it is still vacate; what happens if this development takes from downtown then there will be more vacate store fronts.

Kathy Gannon – 9 South Street

Looked at the new concept plan showing the different colors what is existing and what is proposed – Coral is the old concept.

Ken Estabrook - 38 McKinley Street

You are asking for special permit authority that is now ZBA to give up some of their authorities and do it by right.

Ellen Duggan – Thompson Street

PK 2 building – is a 50,000 square foot building; the roof is defected and is leaking, what about the wiring, plumbing. Not in favor of spending a lot of money on the building.

Peter Campbell – 15 Assabet Street – Finance Committee Chair – what about he water can the system handle this project; wants the developer to modify their plans and mitigate at a later date.

Eric Zeller – Nason Street

This plan is not in the best interest of the Town, not an appropriate plan

Linda Thayer – 14 Chandler Street

Concerns about the buffers and setbacks; discussion on the 40-50 abutting the property line – 1st setback can't build in that area and the 2nd buffer – is the landscape

Terry Morse – Brooks Street

If this passes on April 6th – can they change the concept plan

PBoard – unless the concept plans changes substantial they do have to come back to the town; if the planning board thinks that the changes or not substantial they do not.

Mary Ellen Berube – 25 Field Street

Concerns with the traffic and the water can the system handle this and what about the seniors walking from the community center.

The town has hired an independent traffic consultant; Bill Scully – (Traffic Consultant for the Developer) projected 9000 cars a day and an hourly flow of traffic. The independent traffic consultant will go over all of our numbers.

Neil Blanchard 13 Chandler Street

Concerns with the setbacks and the wetlands, the water shed wells and the run off. How many millions of gallons a day are they going to use; wetlands will trump the buffer.

Olga Young - 12 Dettling Road

Can you stop Wal-Mart from selling guns so close to a school? LM - No

Amy Gay – 37 Old Marlboro Road – concerned about the time frame of the studies is this being rushed – since they are due around March 22 and special town meeting is April 6th. Also concerned about the neighborhood traffic and the speeding, Old Marlboro Road is narrow and there are no sidewalks

Brendon Chetwynd – 161 Summer Street

Former Planning Board chair and now Board of Selectman for the town. Repeat of the BOS hearing on this the encroachment of the wetlands, buffers, site traffic and the flows of traffic.

Vic Tomyl – 68 Powder Mill Road

Concerns about the traffic and amendments are strictly for the developer doesn't favor the town. Discussed each amendment with concern; discussed the traffic from the housing units and how many parking spaces they should require.

Peter Falzone – 15 Dettling Road

What the existing time for residents from Dettling Road

Peter Grigas, 62 Glendale Street

Noise pollution; trucks making deliveries; highway access.

Nancy from Crane Avenue

Negative impact having Wal-Mart in small towns; what will happen to the downtown.

John Kells, 27 Elm Court

They are reaching for a lot; are we locked into the April 6th date

Lisa Mead, Town Counsel

The developer has requested this date; the town could either support with amendments or deny.

Bill Dineen - 12 Nick Lane

Tighten this project up with regards to traffic.

Ken Estabrook, 38 McKinley Street

Traffic report – other intersections of 117/Parker – Waltham and Parker/Nason and Summer Streets, please look at all intersections again.

Kathy Gannon, 21 South Street

What is the market value of the apartments - \$1300 - \$1800 per month

Diane Dahill - 8 Dix Road

Concerns about the impact on the town – fire, police, water and sewer.

Neil Blanchard – 15 Chandler Street

Concerns about 250 units of housing, the height of the buildings – concerns about the traffic signals

Mary Brannley – 12 Vose Hill Road stated that the tax revenue that they received from the chairman states that it will only be \$296,000 not \$1 million plus that the developer is claiming.

Marie Morando – this letter is from the Chairman and not from the Board of Assessors.

Approximately 10:00 p.m. there were a couple of more residents with similar concerns

Diane Dahill 8 Dix Road – were the buildings abated before being demolished. Yes.

There were a few more questions at the end of the hearing - what would the net income to town be; quality of life, impact on schools.- a resident questioned the 40B procedure.

JK motion to continue this public hearing to March 27, 2013 at 7:00 p.m. 2nd GP please post March 28, 2013 for the hearing – Motion passed 5-0

JK motion to adjourn 10:30 p.m. 2nd ML – motion passed -5-0