

## TOWN OF MAYNARD PLANNING BOARD

195 Main Street, Maynard, Room101  
Tuesday, August 12, 2014 - 7:00 p.m.

Members present: Acting-chair Bernard Cahill, Max Lamson, Gregory Tuzzolo, Linda Connolly

Also present: Town Planner Bill Nemser and Building Inspector/Zoning Enforcement Officer Rick Asmann

7:00 p.m. Chair Cahill opened the meeting

7:01 p.m. Approval of minutes will be done at the next meeting, any comments or corrections to be sent to Bill Nemser.

### **7:05 p.m. Request by Acton Surveying and Engineering, Inc. for Modification of a Special Permit from Section 10.4.5. at 213 Main Street, approval of a multi family dwelling**

Mark Donahoe of Acton survey & Engineering, Inc. appeared before the Board. Chair Cahill stated he was not at the last meeting but reviewed the information. Mr. Donahoe described the changes made to the plan and addressed the concerns the Board brought up at the last meeting. The Conservation Commission asked for the slope to be revised, snow storage was added, the Town Engineer's comment about stormwater have been addressed, Mr. Donahoe feels this is a minor modification still two buildings, eight parking spaces.

Chair Cahill asked for comments from the Board. Greg Tuzzolo asked about the turning radius, and commented that his primary concern is getting into the spaces closest to the street. Bernard Cahill commented that it is better to have a single enter and exit space than all eight entering Main Street. Mr. Donahoe stated that one parking space is not a full size, easiest to back in, they are difficult spaces if coming from downtown, each space is 9 ft wide and 20 ft long. Max Lamson asked about the walkway to the East abutting property, the trash enclosures and for clarification on how these changes were agreed upon. Mr. Donahoe responded that the parties met outside of court and agreed on the changes as shown on the revised plan presented tonight.

Zoning Enforcement Officer Rick Asmann made comments about the planting revision of the arbor vitae, stating there is no screen of the parking lot with new location; the grasses are not a screening, forsythia on west side will have snow storage on top of them, forsythia comes from the ground will not sustain snow on branches. It appeared that the most expensive landscape plants have been removed from the plan. Snow storage east of the concrete walkway is now moved next to the building, he does not want snow piled next to building, he also has concerns about the turning radius. Mr. Donahoe responded that the screen will be revised to what the board wants. He will remove grasses and split rail fence and extend arbor vitae to 10 ft within property line.

Linda Connolly commented that the screening element concerns her but will defer to landscape architect for judgment. Basically her comment is not specific to this plan but when looking at what zoning allows on a small space like this, should it be changed, small lots like this continue to be developed. Mr. Donahoe replied that is lot is 38,000 s.f. and could be subdivided into two single family lots.

The Board then discussed whether the changes were a minor or major modification of the Special Permit. The Board members agreed that the concerns raised at the last meeting were addressed, nothing has changed to make it more detrimental, if turned down they will do an ANR with two driveway and no view of the river, these small changes and concerns addresses site line and parking, turns not great, snow removal not ideal but in favor of keeping this as a minor modification, this design is slightly better.

*A motion was made by Bernard Cahill to accept the changes by Acton Survey & Engineering and that the Board finds the changes to be a minor Modification of the Special Permit for 213 Main Street, seconded by Max Lamson. The Board voted 4 to 0 in favor of this motion.*

The Board then discussed the conditions for the approval of the modifications.

*A motion was made by Bernard Cahill to approve the modification of the Special Permit granted on June 11, 2013 with the following conditions: a landscape plan will be submitted for approval prior to construction, subtract two feet from the East of the parking lot; extend the arbor vitae in a staggered row three ft on center to within 15 ft of the frontage, on the East side remove the ornamental grasses and split rail fence, retain the split rail fence along the frontage, seconded by Greg Tuzzolo. The Board voted 4 to 0 in favor of this motion.*

### **8:50 p.m. Miscellaneous Business**

Town Planner Bill Nemser updated the Board on the 129 Parker Street site. The applicants met with the Board of Selectmen to discuss the potential development moving forward, one thing is a discussion about residential units; the amount of units the Selectmen think is feasible. As of today he has received no plans or application. Also discussed was the supermarket, the issue about revisions for the Special Permit, the applicant is wondering if the Board would consider a request to increase the allowable s.f. from 65,000 s.f. to 68,000 s.f. , because the applicant has encountered resistance from grocery stores being under that area. If this is something that will come forward, the idea would be to get it on the Special Town Meeting (STM), the applicant would have to act quickly.

Town Administrator Kevin Sweet commented that the biggest concern is the timeline. The Board of Selectmen are aiming for October 27<sup>th</sup> for STM. He also mentioned that there are a couple of medical groups interested in the site, looking at what use that falls under, currently limited in the industrial. Now is the chance to do it.

The Board discussed having Bill Nemser draft an advertisement. The timelines are tight to post and hold the public hearing and issue a decision within 30 day of STM.

*A motion was made by Max Lamson to give Town Planner Bill Nemser the authority to move forward with the advertising for public hearing notices for proposed zoning bylaw changes between now and next regular meeting, seconded by Linda Connolly. The Board voted 4 to 0 in favor of this motion.*

*A motion was made by Bernard Cahill to appoint Linda Connolly as the Planning Board liason to the Community Preservation Committee, seconded by Greg Tuzzolo. The Board voted 4 to 0 in favor of this motion.*

### **Updates from Town Planner:**

Bill Nemser asked the Board what they would like in material packets for the meetings, he is trying to go as paperless as possible, each member will have a password and a file of public access from the website. He has also been working on redesigns to the webpage to simplify it for the public to find information. He is also trying to make the application process more streamlined with a check list, pre-application hearing and application with requirements then comes to public hearing, this will better utilize the time of the Board.

The Economic Development Committee held their first meeting this morning, State Representative Hogan was also there. The idea is to get the dialog started, establish a framework. The committee will be meeting on Tuesday mornings, for now once a week, then move to monthly meetings.

*A motion was made by Greg Tuzzolo to adjourn, seconded by Max Lamson.*  
Meeting adjourned at 9:05 p.m.