

**TOWN OF MAYNARD
PLANNING BOARD**

195 Main Street, Maynard, Room 201
Tuesday October 14, 2014 - 7:00 p.m.

Members present: Kevin Calzia, Max Lamson, Gregory Tuzzolo, Linda Connolly, Andrew D'Amour

Also present: Town Planner Bill Nemser

7:06 p.m. Chair Calzia opened the meeting.

Additions, deletions, reordering of the agenda – on the list of public hearings Item C was moved to the first item.

7:07 p.m. Petition filed by H-Star Engineering, Inc. 200 Greenville Road ,New Ipswich, NH 03071 requesting approval of a Definitive Subdivision Plan for property identified on property Assessors Map 19, Parcels 49, 52 and Keene Avenue (paper street). The applicant is requesting approval of six residential lots.

Town Planner Bill Nemser advised the Board that the public hearing should be continued as staff was notified today that although the hearing was properly advertised, the abutters were not properly notified. In order to meet required statues the meeting should be continued until October 28.

A motion was made by Max Lamson to continue to date certain the petition filed by H-Star Engineering, Inc. requesting approval of a Definitive Subdivision Plan for property identified on property Assessors Map 19, Parcels 49, 52 and Keene Avenue to October 28, 2014 at 7 pm at this same location, seconded Andrew D'Amour. The Board voted 5 to 0 in favor of this motion.

A resident asked if procedurally Chair Calzia could participate since the continued hearing for Waltham Street is tonight and he was not at the September 23rd meeting, he stated he had asked for copies of the minutes but they were not available yet. Chair Calzia replied that would be discussed when that continued hearing is opened.

Chair Calzia moved on to the next item on the agenda, Item A.

7:12 p.m. Continued hearing on the petition filed by Skylight LLC for property located at 49-51 Waltham Street, Map 15 Parcel 230 for a Special Permit allowing construction of multi-family dwellings within the Business Zoning District.

Chair Calzia stated he was not at the first hearing, has not reviewed the minutes so he will not participate in any vote taken on this petition tonight, the Board can proceed with the hearing as there are four members present. Bill Nemser addressed the Board stating that the petitioner is simultaneously going thru Conservation review and based on comments from the Conservation Commission, the applicant is making some revisions to the plans to address issues from the hearings and has requested a continuation to the next meeting. The abutters were sent a courtesy notice that the meeting would be continued to October 28, 2014.

A motion was made by Gregory Tuzzolo to continue the hearing on the petition filed by Skylight LLC for property located at 49-51 Waltham Street, Map 15 Parcel 230 for a Special Permit allowing construction of multi-family dwellings within the Business Zoning District to October 28, 2014 at 7 p.m. seconded by Linda Connolly. The Board voted 4 to 0 in favor of this motion; Kevin Calzia abstained from the vote.

Resident Vic Tomyl commented that it is not legal to post two hearing advertised at the same time. The Town Planner indicated that the hearings need to be listed on the agenda and that they cannot start earlier than the advertised time, but the Board can use their discretion in reordering the items on the agenda which is beneficial in circumstances such as the previous two hearings tonight which were continued, if definitive times were listed those hearings could not be opened until the advertised time on the agenda.

7:20 p.m. Chair Calzia moved onto Item B as listed on the agenda.

Petition filed by Robert Anderson, 20 Main Street, Acton MA 01720 effecting the property located at 30-34 and 36 Nason Street, Map 14, Parcel 151 and 152 for an ANR allowing Lot A-2 to be combined with the adjacent land of New Nason Street Realty Trust.

Town Planner Bill Nemser explained that the Approval Not Required Plan(ANR) is for the Paper Store property and the adjacent Lot A-2 to be combined, there are no structural changes. The lots are located in the Central Business District so there is no frontage or set back requirements, this is an existing conforming structure, just a division for ownership purposes. The Board reviewed the ANR plan. If endorsing the board acknowledges that it meets the criteria.

Chair Calzia opened up to public comment.

Vic Tomyl asked does this plan make the lots more conforming or less conforming and it should not be an ANR because he is combing lots. Bill Nemser responded there are no area requirements or setbacks; it is an ANR because they are combining existing lots to create new lots. The Board clarified the purpose of an ANR. Max Lamson requested that the new lot be labeled to be more consistent with what the current lot references. Lot 151 to become Lot A-1 and A-2, can they vote on it with the condition of relabeling of the lot numbering. Bill Nemser stated that the plan is referred to on the property deeds and the parcels are renumbered by the Assessors office. The Board questioned why note 4 is on the plan. After extensive discussion the Board asked that the lots be relabeled as Lot 151 and 151A or 151A and 151B and remove note 4. Bill Nemser will check if that can be done.

Chair Calzia closed the hearing.

A motion was made by Greg Tuzzolo to endorse the ANR plan of land on Map 14 Parcel 151 and 152 contingent on requested clarifications of updated lot numbers and removal of note 4, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of this motion.

Vic Tomyl asked if the Board will see the modifications to the plan. The Town Planner stated the plan has to be signed by the Board, after the modifications in labeling and removal of note 4 have been made the plan will be signed by the Board.

8:10 p.m. Other Business

The Board discussed the topic of delegation of the Chair to sign and/or electronic signatures. Planning Board reports or findings generally only require one signature. Plans and decisions require the voting member's signature.

Veterans Memorial Park Update

Linda presented an update, the committee is moving forward with application, Linda sent this out to nine different community groups looking at what we need, create improvements, and for input. The final application for funding is due by November 14, require implementation of a project manager for this, hoping Greg will step forward as this proceeds. Have questions about ongoing maintenance, would like some feedback. The budget requested is \$20000 to go forward with Request for Proposal(RFP), this will cover concept plan and study. Greg thinks it would be prudent to have a cost estimate done by a professional. Based on the conversation Linda will review and request an additional \$10000 to cover the initial costs as discussed tonight. The Board would like the Town procurement guidelines for preparation of the RFP.

Town Planner Updates

Bill Nemser stated there is a lot of interest in the Keene Avenue project, he is not sure the hearing would be completed in one meeting, the applicant has asked if the Board would be willing to meet on November 5, 2014 if necessary because part of the work involves road installation that needs to be done prior to the winter for financing purposes. The Board agreed that they would meet if the hearing was not completed at the October 28 hearing.

Town meeting is October 27, 2014. Bill Nemser will create a powerpoint for the presentation for Kevin Calzia to present.

129 Acton Street, received all the conditions that were previously discussed.

Economic Development Committee is going to undertaking a series of tours for the purpose of review the gateways, what would work in each area.

A motion was made by Greg Tuzzolo to adjourn the meeting, seconded by Linda Connolly.

Meeting adjourned at 9:00 p.m.