

# TOWN OF MAYNARD PLANNING BOARD

195 Main Street, Maynard, Room 201  
Tuesday October 28, 2014 - 7:00 p.m.

Board members present: Kevin Calzia Chair, Greg Tuzzolo, Max Lamson, Andrew D'Amour, Bernard Cahill

Also present: Town Planner Bill Nemser

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

**Additions, deletions, reordering of the agenda** – There are two public hearings on the agenda tonight with requests for continuances, Waltham Street and Keene Avenue. The Board discussed timeline for the next meeting, cannot meet on next regular meeting date because that is Veterans Day November 11, the agreed upon date between the Board and the applicants was November 12, 2014.

**Approval of minutes** – will review later in the meeting

**7:02 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 opened the hearing continued from September 23, 2014, applicant John Anderson addressed the Board. Mr. Anderson stated that his engineer has asked for a continuance, has a DEP site visit and working on other revisions.

*A motion was made by Kevin Calzia to continue the hearing to November 12, 2014 at 7 p.m., seconded by Max Lamson. The Board voted 5 to 0 in favor of this motion.*

**7:10 p.m. Continued Hearing: 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.**

Bernard Hamel the engineer was present on behalf of the applicant. The engineer stated that once this subdivision plan is approved, they will be coming in for further subdivision of a lot on an Approval Not Required(ANR) plan, but that plan cannot be submitted until this is done. The engineer presented a plan of the property, soils are good, have designed the drainage.

Town Planner Bill Nemser stated he met with the applicant, to review before formal filing, the town gave the applicant some input on traffic concerns, sidewalk width, drainage, vegetation removal. The Town engineer issued a letter September 30, the plans have been revised most of the issues have been addressed. The town engineer discussed the drain structures; he recommends a covenant on the 111 Great Rd parcel so if the town has to complete the property is tied to the covenant. The applicant has requested seven waivers.

Chair Calzia opened up for questions from the Board. The Board members were concerned about traffic especially emergency vehicles entering Keene Ave from the Taylor Road intersection, and talked about different options such as blocking off end of Keene, one way out of Keene, five way stop sign. The Board also wanted more information on the site distances at Great Road and Keene Ave and had questions about sidewalks which are shown as 5 ft wide along one side of the road, crosswalk locations and the road width of 24 ft.

**7:40 Chair Calzia opened the hearing to public comment:**

Many residents were present. The concerns of the residents were sidewalk and crosswalk locations, the drainage system, the removal of vegetation on 111 Great Road, who maintains the drainage once the subdivision is complete, more data on the site distance study using actual speed on Great Road not posted speed, street lighting, egress of Keene Ave where the roads meet will this be one way or two way, 15 ft buffer zones. Another abutter wanted a traffic study.

Mr. Hamel, the engineer responded that the road and sidewalk width and locations were agreed upon at the review session with town departments, runoff from other lots has been coming onto this property for years, all lots have the 15 ft buffer to rear property lines, no side buffer is required, substantial differential in slopes, buffer zone of natural vegetation.

A traffic study is very involved, this subdivision will create a maximum 60 trips per day, this is a minimal subdivision there may be issues with Great Road and he understands the concerns of the residents but doesn't feel this is any more dangerous than other intersections in town. Mr. Hamel stated the applicant is trying to work with the town engineer and consultant to figure out best way to develop this, but the applicant could do it by right because this subdivision was previously approved in 1917.

There were more abutter questions about use of propane, environmental issues, and procedural next steps and how to appeal.

Mr. Hamel indicated that propane will be used because the gas company has significantly raised the tie in cost, propane is approved by the Fire Department. There are no environmental issues, they are currently before the Conservation Commission. The drainage system needs to be maintained, catchbasins need to be cleaned out on a regular basis it needs to be discussed who will be responsible for this maintenance.

Bill Nemser addressed the procedure question indicating that once the public hearing is opened the Board has to make a decision within 135 days. The applicant is requesting seven waivers.

9:05 p.m. Chair Calzia closed the public comment session.

The Board continued to discuss options on how to deal with the five way intersection, there was extensive discussion about sidewalks, traffic patterns, whether the applicant should provide sidewalk elsewhere for only having sidewalk on one side of Keene Ave.

Town Engineer Wayne D'Amico stated that there needs to be at least one sidewalk on the road, the engineer needs to update the plan to show the access manholes for the drainage. The safety concerns at new intersection created need to be addressed as well as proposed vegetation removal.

The timelines for revisions and required supplemental information were discussed.

***A motion was made by Max Lamson to continue the hearing requesting approval of a Definitive Subdivision Plan for property identified on property Assessors Map 19, Parcels 49, 52 and Keene Avenue (paper street) to Wednesday November 12 at 7 pm room to be determined, seconded by Greg Tuzzolo. The Board voted 5 to 0 in favor of this motion.***

#### **Town Planner updates:**

Bill Nemser reported that the e-signature is not an option, the Board can designate the Chair or Clerk to sign, he will research the wording on who is authorized, Town Council does not recommend use of a stamp.

Town meeting results- Bill Nemser will try to get direction on how to move forward with some of the initiatives.

Correspondence: drop box, have notification from other towns, put in a main folder

Minutes: will be reviewed at next meeting.

*A motion was made by Kevin Calzia to adjourn the meeting, seconded by Andrew D'Amour.*

Meeting adjourned at 9:51 p.m.