

---

***Minutes of the Planning Board Meeting***  
***7:00 PM November 25, 2014***  
***195 Main Street, Maynard - Room 201***

---

**Members present:** Kevin Calzia, Chair, Bernard Cahill, Max Lamson, Andrew D'Amour, Linda Connolly, Greg Tuzzolo

7:03 p.m. – Chair Calzia called the meeting to order, Andrew D'Amour will be the fifth voting member for the hearings tonight.

**7:04 p.m. Continued public hearing: for the petition filed by H-Star Engineering, Inc., 200 Greenville Road, North Ipswich, N.H. 03071, requesting approval of a Definitive Subdivision Plan for property identified on Property Assessor's Map 19, Parcels 49, 52 and Keene Avenue (Paper Street). The applicant is requesting creation of six residential lots.**

Chair Calzia opened the continued hearing; the plans have been revised since the last meeting. Engineer Bernard Hamel stated that the primary discussion of two issues traffic and access egress to Taylor /Sheridan/Boeske, the applicant, engineer, town engineer, fire, police, traffic engineer and had a meeting with the engineers town engineer and put all the ideas into a draft plan, appropriate sight distance, best safety plan possible the problem is the intersection sight distance Keene Ave onto Great Road going left, the engineer described the sight distances at each of the intersections.

Town Engineer Wayne D'Amico discussed the two intersections; he is ok with what is currently being shown on the plans. Overall have adequately mitigated the design of the intersections based on the observed speeds and site distances The Board had questions on signage, vegetation clearing. There was discussion on the Keene Ave road layout, Fire Chief does not want width to taper down. Mr. Hamel indicated they prefer no break-away gate, large vehicles leaving need to be able to travel thru, gate would force back up, they propose one-way with signage indicating emergency vehicles only, do not enter signs. Street lighting was then discussed, of the required seven lights, the applicant proposes to take two or three away and install at either side of crosswalk at Percival and put a light on crosswalk.

Chair Calzia opened the hearing up for public comments on traffic.

Several abutters were present, questions were asked about sight lines, retaining walls. Michelle Harris of 115 Great Road asked about a discrepancy in the plans and the assessors maps. The engineer explained that her property was part of the 1918 subdivision when Great Road was built in 1921 there was a taking, deeds have never been updated, when this survey was done they found the discrepancy, found the back monuments, there is a recorded plan at the registry showing the taking, assessors plans are not accurate plans, this is not from anything the applicant did. The letter from the neighbors was entered into the record.

Next the landscape plan was discussed. Landscape Architect Joe McManus of Lexington was present, he went over the details of the landscape plan, wants to preserve the environment, the requirement was two trees per lot, mixed shrubs three to five feet, property is like a bowl, will provide a mixture of heights of plants and species. This plan was just submitted yesterday, Board comments on the landscape plan and natural buffers

Public comments on the landscape plan were why not more mature plantings, and included a written request for higher plantings along the sided and clarification on the buffer zone.

The engineer explained the revisions to the plans including extending the sidewalks, providing cross walks. The gave an update on where they stand with Conservation, Phase 1 Stormwater permit satisfied. An abutter asked about the clear cutting at the site, the cutting and placement of siltation barriers can be done prior to Planning Board approval. The developer is requesting that the Board close the hearing tonight, they have had two meeting with fire safety and town engineers, plans have been modified per town department comments.

Chair Calzia asked if there were any additional public comments:

Abutters agreed that the number of required street lights was too many; another abutter asked about the timelines if this is approved. Town Planner Bill Nemser stated there is an appeal period of twenty days from the date the final decision filed with the Town Clerk, then signed order with conditions and covenants, a bond in place for improvements, if appealed it goes to Superior Court. A decision has to be made within 135 days from date of filing. Once the Board closes the hearing they will deliberate, discuss concessions and waivers and then vote. During deliberation no new information can be

heard. During the twenty day appeal period can work still continue, work is done at owners risk, the property owner has the right to remove trees.

Chair Calzia stated that the Planning Board has certain authorities, but there are property owner rights that Planning Board does not control, the Planning Board makes decision on concessions and waivers based on the plans, public and town input. The neighbors have made it clear what the concessions are and that they prefer a hammerhead turnaround.

The Board discussed whether to close the hearing; Chair Calzia stated he doesn't see it feasible to deliberate tonight the Board just received some of these revisions two days ago, hesitant to close public hearing.

The engineer stated that all requested waivers are required as originally submitted, the issue that came up of the subdivision being approved in 1918 and centerline offset waiver is required, and several of the waivers are by the land geometry.

Bill Nemser recommended going over the list of waivers, alot of these waivers are not abnormal for an older subdivision. The seven waivers were reviewed. The neighbors again expressed they want the Board to think about turnaround with t, they are concerned that the traffic is going to be worse, it would be better not having traffic on that end intersection, the residents are hoping that the Board will support plan to goes with our comments.

*A motion was made by Max Lamson to close the public hearing read for the petition filed by H-Star Engineering, Inc., 200 Greenville Road, North Ipswich, N.H. 03071, requesting approval of a Definitive Subdivision Plan for property identified on Property Assessor's Map 19, Parcels 49, 52 and Keene Avenue (Paper Street), seconded by Bernie Cahill. Chair Calzia stated he missed the first meeting, he has provided a Mullin rule form, should he vote or have alternate vote. Bill Nemser stated although there was no content in the first meeting, the option would be using the alternate, in case of appeal. The Board voted the voting members would be Bernie Cahill, Max Lamson, Greg Tuzzolo, Linda Connolly and Andrew D'Amour. The Board voted 5 to 0, with Kevin Calzia abstaining*

*A motion was made by Bernie Cahill to continue the hearing to the next scheduled meeting on December 9 at 7 pm, seconded by Max Lamson, the Board voted 4 to 0 in favor with Kevin Calzia abstaining.*

9:45 p.m. Approval of Minutes

*A motion by Linda Connolly to approve the minutes of August 12, September 23, October 9 and 14 seconded by Greg Tuzzolo, the Board voted 5 to 0 in favor of this motion.*

Town Planner Update:

Bill Nemser introduced new Selectmen Chris DiSilva who will be the Selectman's liaison to the Planning Board. The Board welcomed Chris and stated they are hopeful this will improve communication between the Planning Board and Selectmen.

Bill discussed the email about 129 Parker Street, at the Board of Selectmen's recent meeting, they ask Planning Board to re-examine the NBOD specifically the uses that resulted from the ADHOC committee meeting, calls out specific uses, these are based on the ADHOC report, hotel nursing home, etc, impacts on the infrastructure, analysis of these uses. The ADHOC committee is requesting a one day appointment to do some follow-up, once the report is submitted it is done. Second part of this request is the prelude to text change of NBOD.

Bernie Cahill stated he thinks it could be a waste of time and resources, if the developer is going to propose their own thing, town can take proactive measures, but in the end, the developers are going to propose their own thing. The town can take proactive measures, but \*in the end\* the developers are going to \*Propose\* what they want. \*It might be better for the developer to make a proposal first before the Planning Board spends time and effort drafting changes to the by-laws.\* Bill Nemser will draft a Planning Board response that they will explore proposed uses and potential impacts.

Master Plan Update: Bill Nemser stated he submitted a grant request with MAPC, the estimate is 60-70K asked to write a request noting previous work could be used, believe town share to be about 10K, in for consideration, if get grant allow to update the master plan.

Housing Production Plan: MAPC is preparing a housing production plan results will be presented at the meeting of December 18.

*A motion was made by Kevin Calzia to adjourn, seconded by Greg Tuzzolo.*

Meeting adjourned at 10:35 pm