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**Minutes of the Planning Board Meeting**  
**7:00 PM December 9, 2014**  
**195 Main Street, Maynard - Room 201**

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**Members present:** Kevin Calzia, Chair, Max Lamson, Linda Connolly, Greg Tuzzolo, Andrew D'Amour  
Also present: Town Planner Bill Nemser, Town Engineer Wayne D'Amico

7:01 p.m. – Max Lamson opened the meeting as acting chair, until Kevin Calzia arrives.  
First item was reordering of agenda, public hearing 4b has requested a continuance, this will be heard first.

7:02 p.m. **Recommencement of the existing hearing/application filed by Skylight, LLC., 20 Main Street, Acton, MA 01720 for the property located at 49-51 Waltham Street (Map 15, Parcel 230 and Map 20 Parcel 23) for a Special Permit allowing construction of multi-family dwellings within the Business Zoning District**  
*A motion was made by Max Lamson to continue the hearing to January 13, 2015 at 7 pm, seconded by Greg Tuzzolo. The Board voted 3 to 0 in favor of this motion, Linda Connolly abstained because she is an abutter.*

Richard Harrington who was present on behalf of the applicant stated they will be submitting ANR and a revised plan, he described some other changes that will be made to the plan, the revised plan will be submitted next week and allow for staff comments for the January 13 meeting.

#### **Town Planner Update**

7:08 p.m. Town Planner Bill Nemser stated that the Board of Selectmen have asked the Planning Board to review the NBOD overlay district, the determination was made an evaluation of the uses as proposed by ADHOC committee, analysis, Boards opinion of uses, definitions, new uses, goal is to bring forward to spring town meeting, the Board discussed having the public hearing early on to get public feedback before getting too deep into changes to the bylaw. To open the hearing process early provides more transparency.

The meeting for December 23 will not be held due to the holiday, a special meeting will be held on December 18, the purpose of the meeting is for MAPC to present findings on the housing production plan, this report will be the basis for the master plan update.

Kevin Calzia arrived at 7:25 p.m.

7:26 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.**

The public hearing was closed at the last meeting, the Board will proceed with deliberations. The Town Planner explained that during deliberations questions can be asked of the applicant, but no new information can be presented.

#### **Waivers:**

A lot of the waivers are dimensional, not out of the ordinary for a street laid out 100 years ago.

Clarification was made on one note a wording change maximum not minimum; also add note Class 5 pipe will be provided where cover is less than three feet. No other changes on the waivers.

#### **Concessions/considerations:**

Bernie Cahill who was not present tonight, he submitted comments dated 12/3/14, this was read into the record.

Traffic flow: Fire Chief 11/26 memo states he ok with breakaway gate, only thing he is against is a cul-de-sac, a break-away gate creates a problem with large vehicles, turning around in driveways. Abutters made clear that they prefer this to be a dead end with t-turnaround, or exit of Keene Ave to be a one way as currently shown on the plans. Signage is ample as proposed on the plans, police say have not been accidents in the past, it is an awkward intersection but not dangerous seems extreme to do the breakaway gate.

Street lights: The Board agreed on limiting the number of street lights on Keene Ave to three, locations and specifications. The Board discussed lighting at the crosswalk at Great Road, location of poles, how tie into existing lighting, cost. Need

clarification on where the existing, working lighting is at each end of Keene Ave. Based on the plan dated the November 21, keep light at South end of Keene Ave crosswalk, add to South side of Great Road and two lights along Keene Ave. Lighting locations will be amended on the plan.

Sign locations were discussed, the plans will be amended to reflect the locations agreed upon.

Working hours: The bylaw does not specify construction hours, the applicant is requesting 7 a.m. to 5 p.m. Monday thru Saturday and site inspection and survey work on Sunday. The Board discussed the timing of the phases of construction; it was decided to allow work on Monday thru Friday 7 a.m. to 5 p.m. and Saturdays 9 a.m. to 5 p.m. and no construction activity but site survey work and inspections are allowed on Sunday between 9 a.m. to 5 p.m. All construction equipment will be stored on the site.

Vegetation and screening:

The details of the landscape plan, number, location, type and height of plantings was discussed. There will be no grading or tree removal in the 15 ft buffer area, there will be 22 plantings in the buffer area. A condition was placed in the decision for flexibility in the size and location of the plantings during construction. There was extensive discussion about the planting requirements based on the abutters concerns, the wording will be re-drafted as agreed upon.

Draft decision:

The Board reviewed the draft decision that Town Planner Bill Nemser created.

1. will be re-worded
2. o.k.
3. o.k.
4. clarify who is the reviewing engineer for inspections of infrastructure, drainage. The applicant suggested the peer review engineer since they are familiar with the project, or a mutually agreed upon engineer, fund to be established in the amount of \$5000 to cover inspections.
5. wording needs to be corrected, to read clearer
6. the wording was changed on road maintenance and town acceptance, homeowners association established prior to sale of the first lot.

Due to the time the remaining items will be discussed at the next meeting.

A motion was made by Kevin Calzia to continue the hearing to January 6, 2015, seconded by Linda Connolly. The Board vote d 4 to 0 in favor of this motion.

The applicant questioned the Board about how the bonding amounts are figured out, the applicant and Bill Nemser will have discussions on this between now and the next meeting.

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

Meeting adjourned at 10:54 p.m.