

Minutes of the Planning Board
February 24, 2015 - 7:00 PM
195 Main Street, Maynard - Room 201

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

7:07p.m. – Chair Calzia called the meeting to order

Reorder agenda, public hearings first, review minutes later

7:08 p.m. Public Hearing: Sign Special Permit request by Kaileyboo LLC for a 46.75 Sq Ft double sided illuminated cabinet sign and a 45 Sq Ft directional office sign for the property located at 109 Powdermill Road, Map 11, Parcel 17.

Jonathan Hall representative for Kaileyboo LLC. appeared before the board. Mr. Hall stated Kaileyboo LLC. is the owner of 109 Powdermill Road, and note first that there is a discrepancy on the application, the size of the directional sign should be 4 s.f. not 45s.f. Mr. Hall stated that the building is 104,000 s.f. self storage building, they are requesting a square light up box reader sign, internally illuminated white sign with green letters with a section to change messages, on this section they list specials and sometimes will list community events. The Special Permit request is for approval for a 46.75 s.ft sign, in the bylaw allows 24 s.f. however thru the building permit process they could erect a sign up to 50 s.f. with two different reader boards. The site has 660 ft of frontage and some large trees that they want to keep, the sign will be placed 32 ft back from the property line and the directional sign would be on the East side entrance of the parking lot. Mr. Hall added that the surrounding area has interior illuminated sign, so this is not out of character in the area, this site is located in the Industrial district. Mr. Hall presented a plan showing the site with existing driveways, the locations of the signs and stated that the directional sign is proposed at 4 s.f. so that it is visible for customers so that they don't pass the entryways.

Chair Calzia summarized that the applicant is asking for three waivers, signs exceeding maximum allowable size on the site 50.75 s.f combined signage, total allowable under Section 6.2.10.2 is 50 s.f., secondly exceeding maximum allowable size for an individual sign 46.75 s.f., allowed is 24 s.f. and third to allow an internally illuminated sign. Chair Calzia asked for questions from the Board. The Board asked for clarification of the two signs being allowed under the building permit process, had concerns about the internal illumination and that the existing signs in the area with internal illumination are the older signs. They questioned if the size could be smaller if closer to the road, the applicant would like to keep the trees which is why the sign is proposed so far back.

Chair Calzia opened the hearing to public comment:

Ron Calabria of 8 Deer Path stated that visibility obstruction is the only issue.

The abutter from 116 Powdermill Rd asked about the lighting, sign colors and hours the sign would be lit.

Mr. Hall responded that the sign is white with green lighted letters and the bottom section is for changing messages, the facility is open 24 hours a day, they would like on the sign on till 10 p.m.

Joe Graham of 14 Deer Path asked what the size of the current sign is, and what are the Planning Boards thoughts on what do going forward setting precedent, adhoc discussion on the size of signs in town.

Mr. Hall stated that temporary sign is 48 s.f. Max Lamson stated that action by the Planning Board is done on a case by case basis, the bylaw is their guide, they consider location, residents nearby, size of sign/building and think about impacts but on a case by case basis. Linda Connolly commented that she would like the applicant to consider lights off at night since there are residents, and would prefer to not see internally lighted. Mr. Hall stated that the sign is 108" high, but the first 3.5 ft are the pedestal, they try to keep as low as possible for changing the lettering, the lights are fluorescents not LED, the placement is 32 ft back from road so as not to impact visibility of driveways nearby, because it is set far back the size is needed.

Chair Calzia closed the public comment part of the hearing. The Board deliberated on the request.

The Board discussed the proposal stating they generally favor external illuminated, appreciate that the applicant wants to have the same signs as in their other locations but the internally illuminated signs along Powdermill Road are old. The

property is large, due to the speed on the road, the size is justified, they would like to see trees being kept if sign is 32 ft from road, lighted hours of 6 a.m. to 10 p.m.

The applicant stated that they could put an 1100 s.f. sign on the side of the building but are asking for a sign out front.

A motion was made by Bernie Cahill to approve the waiver for total maximum allowable size 50 s.f. at 109 Powdermill Road, seconded by Kevin Calzia. The board voted 4 to 1 in favor of this motion.

A motion was made by Bernie Cahill to approve the waiver to exceed max allowable size of 24 s.f. for a single sign of 46.75 s.f. at 109 Powdermill Road pursuant to section 6.2.10.2 seconded by Linda. The board voted 4 to 1 in favor of this motion.

A motion was made by Bernie Cahill to approve the request for an internally illuminated sign at 109 Powdermill Rod pursuant to Section 6.2.8, seconded by Kevin. The Board voted 0 to 5 against this motion.

A motion by Bernie Cahill to approve the above waivers with two conditions that the sign is to be externally illuminated with downcast gooseneck lights, lighting is to be off from 10 p.m to 6 a.m, hours are operation for lighting are approved for 6 a.m. to 10 p.m., seconded by Linda Connolly. The Board voted 5 to 0 in favor of this motion.

8:12 p.m. Public hearing: Proposed changes to the Maynard Protective Zoning Bylaws: Section 3.1.2, Table A, Use Regulations, Part 4, A modification of Table A – Use Regulations in Section 3.1.2 modifying the table entry under Section 4, Business Uses to allow a “Brewery with ancillary food service” by Planning Board Special Permit, in the Central Business District.

Selectman Bill Cranshaw was present to introduce the proposed change. Mr. Cranshaw is the Chairman of the Board of Selectmen and stated the Board would like to request a continuance of this hearing. This request was put forth on behalf of a company that was looking to put a brewery at the old Walgreens building which is located in the Central Business District, during the discussion phase the ClockTower Place owners have been in contact with the company and put an offer forth to locate at ClockTower Place, if this happens the zoning change would not be required and the request for the zoning change would be requested to be withdrawn.

A motion was made by Bernie Cahill to continue the hearing to March 10, 2015, seconded by Linda Connolly. The Board voted 5 to 0 in favor of this motion.

8: 20 p.m. Request by LandPlex LLC for Planning Board feedback in a conceptual site plan for the location of 115 Main Street, Map 14, Parcel 145.

This is not a public hearing just feedback, there will be no public comment, no polling of the board. Matt Hammer and Frank Pollack appeared before the Board. The proposal is the site of the former Gruber Furniture building. The building is approximate 8000 s.f. in size, a plan of the site and surrounding area was presented. The proposal is for a coffee shop with a drive-thru, with a small retail/office area the building size will be reduced, the entry, parking, dumpster areas were described. Based on the feedback from municipal departments it was recommended to make a pedestrian connection to the area in rear. Pictures of the existing building and garage were shown, the stormwater runoff would be incorporated to meet MA DEP standards. A rendering was presented with architectural details and facades added to blend into existing streetscape. Site distances with the entrance locations and existing intersections have been reviewed.

The Board discussed use and determined that a 70% drive-through business constituted a fast food designation.

The Board commented that they had concerns about the traffic flow, density, whether the proposed use fits into the character of the downtown community.

Bernie Cahill read Section 9.4.1. Downtown Overlay District and the Board felt does not fall into the definition, which is discouraging because site has a lot of opportunity, being so close to Assabet River a restaurant with seating overlooking would fit in with the character of the area. The applicant thanked the Board for their time and input and will take the comments into consideration in making a determination as to whether to proceed with the proposal as described.

Minutes review:

A motion was made by Kevin Calzia to approve the minutes of 11-25-14 as amended, seconded by Bernie Cahill. The Board voted 5 to 0 in favor of this motion.

Town Planner updates:

Housing Production Plan: A draft of Phase 1 is ready based on comments from the housing study. Bill Nemser stated the town did get a grant for partial Phase 2 of the housing plan and that scope is yet to be determined. Bill wants MAPC to come in so the Board can give input as to what should be included in the study, important to get right.

Neighborhood Business Overlay District(NBOD): Making progress on definitions, Bill will be going to the Board of Selectmen to tell them where the Board is, some issues have not been raised, they need to be discussed as a group, would like any comments members have, aiming for Fall Town Meeting for the proposed changes.

Acton Street: This proposal is coming back to the next meeting.

Linda Connolly reported that \$30,000 funds \$30,000 funds have been approved BY THE CPC, to go before Town Meeting,

Bernie Cahill reminded the Board that he will be away from April 16- July 14, he offered to step down and have Andrew be the regular member, it will be discussed to make sure that there is a quorum.

A motion was made by Bernie Cahill to adjourn the meeting, seconded by Kevin Calzia.

Meeting adjourned at 9:19 p.m.