

Minutes of the Planning Board  
April 14, 2015 - 7:00 PM  
195 Main Street, Maynard - Room 201

**Members present:** Kevin Calzia, Chair, Linda Connolly, Greg Tuzzolo

7:04p.m. – Chair Calzia called the meeting to order

**Approval Not Required (ANR) on property 117 Concord Street, Map 6, Parcel 11, to create a second lot that will have access from Ethelyn Circle. The applicant is proposing a temporary construction easement to Lot 1B from Lot 1A.**

Town Planner Bill Nemser asked the members to refer to page four of the packets there is a checklist for ANR plans. Seth Donohoe of Acton Survey and Engineering, Inc. was present on behalf of the owner. The lot is 45,000 s.f. frontage on both Concord Street and Ethelyn Circle, proposal is to be divided into two lots. The existing dwelling and pole barn conform to current zoning regulations. Town Engineer Wayne D'Amico commented that last fall he had discussion with the applicant to determine whether sewage could be hooked up to the new lot and at that time asked for some clarifications. The new lot can hook into the municipal sewer thru a utility easement, Wayne reviewed the plan and detailed description of easements and at this time has no objections to the plan.

*A motion was made by Greg Tuzzolo to endorse the ANR for property 117 Concord Street, Map 6, Parcel 11 as discussed, seconded by Linda Connolly. The Board voted 3 to 0 in favor of the motion.*

**Request for final endorsements for Keene Ave:**

H-Star Engineering is the applicant. The 1-6-15 decision, mylars of the final plans and covenant are ready to be signed. Wayne D'Amico stated he has reviewed the plans, still one small modification the applicant needs to make but no hold up signing of plans, he asked the applicant to put up road construction signs in each direction on Rt 117 and that when trucks are exiting the site have a worker with vest and hardhat directing traffic for public safety. The construction methods appear to be fine, provide compaction tests prior to asphalt.

There were members of the public present but none commented.

Chair Calzia stated the Board will endorse the three documents at the end of the meeting.

**Request for final endorsements for 49-51 Waltham:**

Skylight LLC is the applicant. Bill Nemser stated the documents to be signed are the decision and mylars. No covenant as this development will have a homeowners association. It was noted that the site has started to be cleared, the restaurant has been demolished and several large pine trees have been removed.

Chair Calzia stated the plans will be signed at the end of the meeting.

**NBOD project update:**

Bill Nemser stated that the revisions have been made, he will send around to the members for a final review prior to the next meeting when the final product will be ready to approve for recommendation at Town Meeting.

**Town Planner update:**

Bill Nemser provided the following updates:

- Parker Street owners are in negotiations with the Board of Selectmen right now
- Clock Tower Place, several town departments met with the new owners of Clock Tower Place, they have hired a master planner and are in the process of drawing up a conceptual plan for the site. A meeting will be set up with Board of Selectmen after Town meeting to discuss the site. Bill stated he wants the Planning Board to be tied into the discussions.
- The Brewery is going full speed ahead, looking to open mid September

Wayne D'Amico commented on the Clock Tower proposal that if there will be development on Thompson Street side it would be helpful to know since that is slated for new sidewalks. Bill will have discussion with the owners and set up a meeting with departments.

The board signed the plans and documents.

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

Meeting adjourned at 7:44 p.m.