

**Planning Board Meeting
June 23, 2015 – 7:00 p.m.
195 Main Street, Maynard - Room 201**

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

7:06 p.m. Chair Calzia called the meeting to order

Workshop regarding landscape regulations: Chair Calzia stated this has been a work in progress to implement landscape regulations. Bill handed out the latest version with changes from members and Wayne D'Amico. Andrew and Linda have already given comments. Greg gave a summary of how the draft has got to this point. Wayne D'Amico thanked the Board for taking this on as there needs to be more requirements for development. Wayne went thru his comments, he felt that some of the requirements may be too stringent for a smaller project, will leave that up to legal review to determine, he went thru his comments. There was discussion by Chris ??? on whether the town should be able to regulate the types of trees that owners can plant and maintain on private property. The streetscape definition needs to be clarified as plantings in the town right of way. The Board will look at the comments from the different town departments and incorporate the agreed upon changes into the regulations. In response to the smaller projects it was discussed that waivers from regulations can be granted. The Board asked if there had been a review by Conservation since the regulation discusses plantings, Bill Nemser stated that Conservation had not reviewed. He asked for all changes to be submitted, he will pass the final draft to departments then draft sent to legal for review. The Subdivision regulations and Zoning Bylaws do not have enough requirements for landscaping, these landscape regulations once finalized will be approved and become part of the requirement of the development process.

8:01 p.m. Saracen Introduction to the Planning Board

Bill stated that Clock Tower Place had a development agreement in place in 2011 that supercedes zoning for the Health Care Industrial (HCI) district, the development agreement that the property is currently under is the Dalton agreement, a copy of the agreement was given to each Board member. The Town has met with owners to discuss potential zoning changes that may be required in the future, the amendment of the development agreement will be addressed by the Board of Selectmen.

Henry ?and Wess ? introduced themselves and gave a brief overview of the project Mill and Main. They are moving forward quickly, there is a master plan and the group would like to implement Phase 1 groundbreaking this fall. The development agreement that is currently in place has some restrictions on residential use, and size requirement for retail and commercial space. The residential units in the new proposal will not be in the existing buildings it will be new construction on the upper lots.

A draft of the proposed amendment to the development agreement was sent to town officials today.

The board members have all seen the presentation of the new plan for the property, Chair Calzia thanked the owners for coming in and opening the dialog. The Board members asked questions about

what will be included in the different phases of the project, what will be the Planning Boards role. Greg stated that it is very important that there be input on the design and architecture details to maintain the downtown character. What authority will the Board have in façade details, the mill, although not historic, there is the history behind the building, does the board have any authority to keep architectural details the same. The mill has capacity for large numbers, as uses change how the town is evaluating the conditions of the infrastructure to meet this.

The owner stated they are not changing the uses of the building except small retail uses, the area will be mostly office, a daycare, and infrastructure questions will be handled in the planning process. Bill Nemser added that under the site plan and design review the Board have existing design standards that handle façade.

Greg commented that sidewalk and streetscape need to be reviewed carefully, the proposal will add a lot of pedestrian traffic, the sidewalk will be very important, connecting pedestrians and crosswalks outside of the property that are critical to getting people into the property. Bill mentioned Mass Works Grants might be available; they are for projects especially in areas where buildings are being revitalized to ensure public streetscape character is retained. Max Lamson gave some history on the development agreement, the current agreement opened the property up to more uses, back then there was concern that it would impede with downtown businesses, that is why the larger uses were put in to protect the small business. Whether these need to be maintained should be revisited, at that time the town was looking for slightly different development than the small shops.

Henry ??? stated the mill has 1.1 million s.f. at this time only 250,000 s.f. is occupied, it will bring a lot more business to everybody to get these spaces filled up, health club, some restaurants, will bring more out-of-town consumers. The new owners want to be able to offer a different type of restaurant. The housing piece will bring more people to the area and increase businesses without a lot of impact on services, these houses will be mostly 1 bedroom, this does not bring a lot of school age children into the town.

Linda Connolly asked about how many phases, Andrew D'Amour agreed with Greg's comments that the parking and streetscape need to be discussed.

The owners stated that there will be 2 or 3 phases, phase 1 is the common area, the street, the gateway to Main Street, establish those up front and create the beginning of the next phase which includes cutting the passageway to Building 3 and into walkway to building 5, this allows to spread parking out.

The board would like to make sure that they are involved in the process. The Board discussed whether it would be prudent to have a subcommittee, a design advisory group, there are a lot of big projects coming in to town. The board questioned what kind of changes will trigger site plan review, want to make sure that process is streamlined. In this process, hesitation in making the owners have to attend multiple public hearings that creates animosity, these are professionals with a vision that they are bringing forth, there should definitely be review but not make the process burdensome.

Approval of minutes:

The Board reviewed the minutes of March 10 and March 24, 2015.

A motion was made by Linda Connolly to approve the minutes of March 10 and March 24, 2015 as amended seconded by Andrew D'Amour. The vote was unanimous 5 to 0.

Town planner updates:

Bill Nemser stated that he has received some comments back from the Board on the NBOD, did not document all, thus far the Board of Selectmen are happy with what has done with NBOD work, they did ask for list of potential amendments for Parker Street. The feedback from BOS on amendments and deletions they were amendable, they did have a suggestion and question on senior category suggestion. Board will decide feedback to incorporate. The BOS did ask to keep the NBOD separate from the table.

Chair Calzia commented if NBOD separate there would be multiple articles NBOD, definitions, usages in other districts potentially other changes to bylaws. The Board reviewed the latest draft, to have ready for Fall Town Meeting there have to be public hearings, then recommendation to BOS. The Brewery definition extending usage disappeared once the Brewery went into mill building, brewery is now an ancillary use only place it would be allowed is HCI district.

Other items: Bill stated that the film about the town made by the high school media students came out good, they did a great job. The film will be used as a promotional tool for Maynard, highlighted the town and the schools.

Bill and the Board members thanked Max for all his work on the Planning Board, this is his last meeting.

A motion was made by Max Lamson to adjourn, seconded by Linda Connolly.

Meeting adjourned at 9:50 p.m.