

Minutes - Planning Board Meeting
7:00 PM October 13, 2015
195 Main Street, Maynard - Room 201

Members present: Chair Bernie Cahill, Linda Connolly, Greg Tuzzolo, Andrew D'Amour, William Gosz

7:00 – Chair Cahill opened the meeting.

Approval of minutes (07-28-15, 08-18-15 and 09-08-15)

The Board reviewed the minutes.

A motion was made by Bernie Cahill to approve the minutes of 7-28, 8-18 and 9-8, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

Public Hearing - Zoning By-law Amendment:

Chair Cahill opened the public hearing on the proposed zoning bylaw amendment by reading the legal notice for review and consideration of an amendment to the Maynard Protective Zoning By-laws consisting of removal of the requirements for minimum square footage for retail, restaurant and supermarket uses within the Healthcare Industrial District. The Board will determine if it will or will not recommend approval for the proposed amendment if placed on the January 11, 2015, Town Meeting warrant.

Town Planner Bill Nemser clarified that the proposed amendment is for the Healthcare Industrial District(HCI), which includes the Mill, and that 129 Parker Street is not included that is in an Industrial District.

Henry St Hillaire of Saracen properties addressed the Board. Saracen Properties is requesting that the requirements of minimum square footage within the HCI be removed to accommodate smaller businesses. Chair Cahill stated that the HCI right now requires at least 5000 s.f. for a restaurant, retail at least 10, 000 s.f. but not more than 50,000 s.f. and supermarkets at least 20,000 s.f., these are minimums that are being considered to be changed. The Planning Board does not make these changes; they make a recommendation to the Board of Selectmen for placement on the town meeting warrant for vote by the residents. The developers want to incorporate the redesign at Mill and Main to flow with downtown, the old development agreement was to not compete with downtown. A new development agreement is being worked on between the developer and the Board of Selectmen. Chair Cahill opened the public hearing to public comment.

Several residents asked about the zoning districts, proposed uses and clarification on the proposed changes. Chair Cahill stated that there will be a peer review designer for Phase 1A of the Mill and Main project, his comments were read aloud. This change will create a diversity of businesses and opens potential for smaller retailers.

Board questions: The members had no questions. Greg Tuzzolo added that comments from the design consultant should be part of the staff report.

A motion was made Linda Connolly to close the public hearing, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of this motion.

A motion was made William Gosz to recommend that the Board sponsor the recommendation for the bylaw amendment to the Board of Selectmen Special Town Meeting on January 11, 2016 or whichever date it may be, seconded by Linda Connolly. The Board voted 5 to 0 in favor of this motion.

Other Business:

Chair Cahill introduced Lorne Bell who is applying for the alternate position. He stated he moved to Maynard in 2014 , has written newsletters for local businesses, did draft of multi- cultural commission and the Fine Arts reopening, is passionate about making Maynard better than it already is.

129 Acton Street Entry Feature Update:

Chair Cahill stated that as part of the approval of the zoning change at Town Meeting for the 129 Acton Street project, part of the agreement was a new entryway sign on the Acton street side, the town is trying to get something to the builders and get an agreement. First recommendation was the location which has to wait because of the rail trail and crossing, site line for pedestrians, bicycles and vehicles, push the location off until trail and vegetation in. The other recommendation is to get a rough idea of the sign details. The board reviewed the options as shown on the handout. Greg stated the lettering, colors, sizes material, shape are important to look at for visibility and visual appeal. The abutter from 122 Acton Street asked if the older signs will be removed, Bill Nemser stated the old signs will be removed. The Board will review the handouts and discuss the details of materials, size, colors at the meeting of October 27, comments will be forwarded to Bill Nemser.

Planning Board Rules and Regulations (review) - continue to next meeting

Town Planner Updates:

Bill Nemser stated that there will be a meeting on October 21 on the Housing Production Plan strategies and goals, he would like members to attend, it will be held at the golf course. Initiative about second floor units in the downtown area getting occupied, role this into the strategy.

Veteran's Memorial Park: interviews have been set up with two consultants.

A motion was made by Bernie Cahill to adjourn, seconded by Andrew D'Amour.

Meeting adjourned 8:17 p.m.