

Maynard Planning Board  
January 26, 2016 – 7 p.m.  
195 Main Street, Maynard – Room 201

Members present: Andrew D'Amour, William Gosz, Samantha Paull, Brent Mathison.

7:05 p. Andrew D'Amour will serve as Chair for this meeting. Chair D'Amour called the meeting to order.

Public Hearing: Special Permit Request, the petitioner Saeid Borghani of 57 Highland Ave, Sudbury, MA 01776 is requesting Special Permit approval to allow Motor Vehicle Sales in the Business District as required by Section 3.0 (Use Regulation) of the Zoning By-laws. The subject property is located at 76 Powdermill Road, Maynard, MA 01754 (former Enterprise Car Rental).

Chair D'Amour opened the hearing by reading the public hearing notice. The petitioner Saeid Borghani stated to the board that he is proposing a used car lot, at the site which used to be a rental car facility. Town planner Bill Nemser stated used car sales in the business district require a special permit and class II license from Board of Selectmen, the class II license was granted subject to Planning Board approval of the special permit. The Board asked how many cars, will there be any changing of fluids or mechanical work performed on site. The petitioner stated there will be approximately 35 cars, no mechanical work on site, using the same building and lighting as currently exists. Staff comments indicated concern in maintaining the 200 ft buffer to the riverfront, a portion of the paved area does extend into the 200 ft riverfront buffer, it is requested that no cars be allowed to be parked in this area.

Chair D'Amour opened the hearing to public comment.

Linda Thayer asked if there will be cars washed, the petitioner stated they don't intend to but there may be an occasional wash.

*A motion was made by Samantha Paull to close the hearing, seconded by William Gosz. The Board voted 4 to 0 in favor of the motion.*

Deliberations: Andrew stated concern for the 200 ft riverfront area, the buffer should be marked on site with posts at the edge, Samantha asked if this area cannot be used should there be a reduction in the number of cars allowed. Bill Nemser commented that the petitioner will need Conservation approval. Since the lighting on site already exists, changes would require coming back to board.

The Board agreed to these conditions; erection of posts at the three points shown on diagram edge of 200 ft buffer from the Assabet River, a photometric study for any lighting changes, paved area in the 200 riverfront buffer cannot be used.

*A motion was made by Andrew D'Amour to grant the Special Permit to Saeid Borghani to allow Motor Vehicle Sales in the Business District at 76 Powdermill Road, subject to the conditions that there be no activity or temporary activity within the 200 ft riverfront buffer zone, the applicant shall erect posts for ease of measuring the 200 ft buffer, and a photometric study be submitted for any lighting changes, the Board also found the request met the six required criteria of the regulations, seconded by Brent Mathison. The Board voted 4 to 0 in favor of the motion.*

Public Hearing: Signage Special Permit request, the petitioner Saracen Properties, 10 Clock Tower Place, Suite 200, Maynard, MA 01754 is requesting Special Permit approval for signage at the Mill and Main campus Map 14, Parcel 201 and Map 19, Parcel 272, located in Maynard, MA 01754. The petitioner is requesting relief for signage including, but not necessarily limited to: • Wayfinding Signs • Directional Signs • Monument Signs • Wall Signage.

Chair D'Amour opened the public hearing by reading the legal notice. The applicant Architect Paul McIntyre, Henry St. Hillaire, Michael Audette, Bob Rosenshine, Attorney Mark Mansur were present.

Mr. McIntyre showed a powerpoint presentation of the proposed signs (available on town website <http://www.townofmaynard-ma.gov/projects/millandmain/>) entitled Comprehensive Signage Plan Feb 2016 ) there are 15 total directories, each directory has district name and map, sign sizes based on current zoning. Banners some are 20 ft and 10 ft high a special permit is required for size. Building numbers require no relief from zoning requirements. The portal signs, overall s.f. relief for size as an individual sign is required, the site entry signs Main Street sign was set back to 1 ft relief setback requirements and for overall height, Lower Sudbury Street sign meets for height and setback requires relief for internal illumination. Tenant signage will be handled by the tenants but the applicant has factored areas into consideration with the total signage allowed.

Mark Rosenshine who performed peer review on behalf of the town stated that he viewed the material, met with developer and provided a preliminary report, overall the quality of material is appropriate, color and metals overall, style is appropriate for the design, overall concept is good, providing a consistent signage package, he did feel that the blade signs seemed more than necessary in quantity. Mr. Rosenshine went thru some of the items he had requested to be revised, the developer has revised the plans to reflect those comments including using one color for the signs, reduction in size of the portal signs, internal illumination on Lower Sudbury St sign, reduction in the number of blade signs. He also stated that when the board reviews the tenant signage they should limit number viewable from each façade, and should not allow internal illumination on the tenant signs.

Chair D'Amour asked for board questions:

Samantha asked about the lifespan of banner signs, whether in the courtyard where there are over 26 signs visible, has the developer looked at corner brackets versus one on each side, commented that on building 3 the signs appear to be grouped unevenly and building 8 seem very crowded and on the Lower Sudbury sign how are the translucent panels constructed. Chair D'Amour stated he thought there were too many blade signs and had some concerns about the internally illuminated sign on the Lower Sudbury lot.

Several residents were present and commented on locations and number of signs.

Chair D'Amour polled the board before closing the public hearing. The Board was generally in favor of the sign proposal with a few exceptions. The Board and developer talked extensively about the internal illumination on the sign at Lower Sudbury Street lot.

*A motion was made by Andrew D'Amour to close the hearing for signage at Mill and Main, seconded by William Gosz. The Board voted 4 to 0 in favor of the motion.*

Deliberation: The Board went thru each of the waiver requests.

20 ft banner signs type A, board approves of proposal subject to the condition that the number of banner signs not exceed 60 and submittal of a revised plan for the signs locations shall be submitted to the satisfaction to staff prior to execution of decision

Portal sign, board approves of the request to waive 24 s.f. requirement on Mill and Main sign size to allow 84 s.f. as depicted on plans 1/20/16

Entry portal sign, board approves of the request to grant increase 4 ft of height relief and setback relief 1 ft setback to leading edge of the sign 1/20/16 plan

Lower Sudbury portal sign board approves of the request to grant waiver allowing internal illumination as shown on the plan submitted 1/20/16

Tenant Signs, the Board will require condition for tenant wall signage on the buildings there will be a max number per building equal number of floors above grade in said building , signage will fit in a 50 s.f or 20 s.f rectangle, tenant signage shall not allow illumination signs are specifically excluded from this special permit, and requires separate permitting process

Total Signage s.f. including tenant signs shall not exceed 8400 s.f. for the total site

*A motion was made by Samantha Paull to grant the Special Permit for signage at Mill and Main subject to the following conditions: banner signs type A, that the number of banner signs not exceed 60 and submittal of a revised plan for the signs locations shall be submitted to the satisfaction to staff prior to execution of decision; Portal sign, waive 24 s.f. requirement on Mill and Main sign size to allow 84 s.f. as depicted on plans 1/20/16; Entry portal sign, allow the increase 4 ft of height relief and setback relief 1 ft setback to leading edge of the sign 1/20/16 plan; Lower Sudbury portal sign allow waiver for internal illumination as shown on the plan submitted 1/20/16; Tenant Signs, the Board will require condition for tenant wall signage on the buildings there will be a max number per building equal number of floors above grade in said building , signage will fit in a 50 s.f or 20 s.f rectangle, tenant signage shall not allow illumination signs are specifically excluded from this special permit, and requires separate permitting process; Total Signage s.f. including tenant signs shall not exceed 8400 s.f. for the total site, seconded by William Gosz. The board voted 4 to 0 in favor of the motion.*

Approval of minutes:

The Board reviewed the minutes of November 10, December 10 and December 21, 2015.

*A motion was made by Andrew D'Amour to approve the minutes of November 10, December 10 and December 21, 2015, seconded by William Gosz. The Board voted 4 to 0 in favor of the motion.*

*A motion was made by Andrew D'Amour to adjourn, seconded by Brent Mathison.*

Meeting adjourned at 9:58 p.m.