

Planning Board meeting of February 23, 2016

Members present: Chair Bernie Cahill, William Gosz, Andrew D'Amour, Samantha Paull and Brent Mathison

7:05 p.m. Chair Cahill called the meeting to order, approval of the minutes will be done later in the meeting.

**Presentation on proposed Demolition Delay By-law by Jack Mackeen Chair of Maynard Historical Commission. The HC plans to submit a warrant article for approval at a future Town Meeting.**

Chair Cahill introduced Jack Mackeen the Chair of the Maynard Historical Commission. Mr. Mackeen handed out a draft of a demolition delay bylaw that the historical commission is proposing for a future town meeting. The demolition delay bylaw helps to protect historically significant properties, have a process for preservation, other use of the building, grants if possible instead of demolition. Mr. Mackeen explained the proposed process, timelines and the historical property inventory.

**Continued Public Hearing – Site Plan Review and Special Permit Request: In conjunction with a Site Plan Review request for a change of use, the petitioner (Open Table Inc., PO Box 42 Concord, MA 01742) is requesting a Special Permit allowing relief from parking standards as permitted by Section 6.1.3 of the Zoning By-laws, for property located at 33-37 Main Street (former Aubuchon Hardware).**

Chair Cahill opened the public hearing, and asked for a motion to continue the hearing to March 8, 2016 meeting. Bill Nemser stated he has been in discussion with the two attorneys and the applicants have been advised that the timelines may require an extension due to the requested continuance.

*A motion was made by Bernie Cahill to continue the hearing for 33-37 Main Street, seconded by Andrew D'Amour. The board voted 5 to 0 in favor of the motion.*

**Public Hearing – Site Plan Approval and Special Permit Request The petitioner Landtech Consultants, 515 Groton Road, Westford, MA 01886 on behalf of Kaileyboo, LLC., is proposing 5 additional self-storage buildings totaling 30,900 s.f. at their current storage facility “Maynard Storage Solutions”, located at 109 Powdermill Road Maynard, MA 01754. The petitioner is requesting: A. Site Plan Approval. B. Special Permit Approval for: Cumulative construction over 25,000 square footage consistent with Section 4.1.4 (1) of the Zoning By-laws.**

Chair Cahill opened the public hearing by reading the legal notice. Matt Waterman of Landtech Consultants was present on behalf of the owner of 109 Powdermill Road. Mr. Waterman explained the current site conditions and presented plans showing the requested layout of the five additional self-storage buildings, showing grading and the access road. The buildings would be built in phases. The first vehicle would potentially have vehicle storage, the building will have a holding tank, the third building has potential for smaller units. Additional site improvements are lowering and leveling the parking lot, can still maintain access to walkways. Mr. Waterman the proposed traffic patterns, traffic impact analysis. Have filed with Conservation Commission, have a list of comments from the peer review, the lighting plan, snow removal area, fencing. The changes requested from the Fire Department have been made.

Chair Cahill asked for comments from Wayne D'Amico. Mr. D'Amico stated there are a lot of comments regarding zoning and stormwater, the applicant stated he had read thru and will incorporate the requested changes. Chair Cahill opened the hearing to comments from the public. Residents asked where the dumpster would be located, about additional parking spaces, public safety if the helicopter pad is removed where would they land in emergencies, the location of the snow storage area is sloped toward Conservation land and a private housing development, there was also concern about equipment going on the private property. Chair Cahill talked about timelines for getting revisions done and continuing the hearing.

*A motion was made by Bernie Cahill to continue the hearing to March 22, 2016 at 7 p.m, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.*

**Public Hearing – Special Permit Request The petitioner DG Custom Homes, LLC., Maynard, MA 01754 is requesting a Special Permit as required by Section 3.1.2 of the Zoning By-laws to increase residential space from 2 to 3 units (Multi-family residence in the General Residence Zoning District). The property is located at 51 Summer Street, Maynard, MA 01754.**

Chair Cahill opened the hearing by reading the legal notice. Bill Nemser stated this is the former American Legion Hall, there are a series of waivers required along with the Special Permit request. Steve Poole from Lakeview Engineering was present on behalf of the owner. The proposal is to add an additional unit to the existing structure. The parking would have seven spaces, septic. The relief they are requesting is for setback to the streetline, side yard setback and width of the access driveway and aisle width, curb radius and no lighting for the parking area. Wayne Amico had some comments, the trench drain should be shown, there will some stormwater calculations required, the regulations require one space be handicapped accessible if 6 or more spaces, size of the spaces not clear on the plan, the setback on the side should require some written approval by the abutter for the 2.5 ft setback. There were questions about the landscaping at the corner of Linden and Summer Street. Chair Cahill asked for Town Planner Bill Nemser's comments on the Special Permit request. He stated there are several two family homes in the area but not three family dwellings, it would not be out of character with the neighborhood, this also requires approval from the Zoning Board of Appeals. The Board had some concerns about overflow parking and exiting from the parking lot, the use is less impact from the existing use. ZBA and Conservation Commission still have to review the project.

*A motion was made by Bernie Cahill to continue the hearing to March 8, 2016 at a time to be determined, seconded by Samantha Paull. The Board voted 5 to 0 in favor of the motion.*

#### **Other business:**

Mill and Main has requested to make a change to the approved site plan. The Board has to make the determination whether the change is a minor or major modification. Wayne stated that Bill received the request from the architect as a new access rendering with what they are proposing and impacts. Wayne's interpretation is that they are proposing a new site drive with landscaping, hard to evaluate from the plan, the applicant should come back with a more detailed plan before the Board can make the determination. Bill stated they are preparing a new plan showing the detail and will come to a later meeting.

Town Planner updates: 76A Powdermill Road has requested a minor modification to the approved site plan.

***A motion was made by Bernie Cahill to determine the changes to the decision for 76A Powdermill Road to be minor modifications, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.***

***A motion was made by Bernie Cahill to approve the minor modification to the decision for 76A Powdermill Road from January 26, 2016, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.***

Discussion items from Board – Wayne Amico a site plan modification of 213 Main Street will be coming before the Board, provided preliminary comments he handed out to the Board for review prior to the hearing.

Town Planner Updates:

Housing production plan approved today by the State

Veterans Memorial Park Thursday night workshop once plan done look for grants

Staff reports, looking for feedback on whether helpful, Board agreed yes.

Training program on March 19 available if any members want to sign up

Signing decisions, does the Board want electronic signatures? Board no.

February 9<sup>th</sup> minutes were reviewed.

***A motion was made by Bernie Cahill to approve the minutes of February 9, seconded by Andrew D'Amour. The board vote 5 to 0 in favor of the motion.***

***A motion was made by Bernie Cahill to adjourn the meeting, seconded by Andrew D'Amour***

Meeting adjourned at 9:13 p.m.