

Minutes of the Maynard Planning Board
March 22, 2106
195 Main Street, Room 201

Members present: Chair Bernie Cahill, Andrew D'Amour, Samantha Paull, Greg Tuzzolo, Brent Mathison

7:00 p.m. Chair Cahill called the meeting to order

Approval of minutes (01-21-16 and 01-26-16)

A motion was made by Bernie Cahill to approve the minutes of 1-21-16 and 1-26-16, seconded by Brent Mathison. The Board voted 5 to 0 in favor of this motion.

Continued 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 sf 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 - Cumulative construction over 25,000 square footage consistent with Section 4.1.4 (1) of the Zoning By-laws.

Chair Cahill stated that the applicant has requested a continuance to the next meeting.

A motion was made by Bernie Cahill to continue the hearing to April 12, 2016 at 7 p.m. for 109 Powdermill Road, 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 Damon Amato, 110 Maple Lane, Northborough, MA 01532, is proposing development of a mixed-use property which will include new residential and commercial space in addition to the renovation of the existing structure. The subject property is located at 31 Main Street, Maynard, MA 01754 and is within the Downtown Overlay District. The petitioner is requesting: A. Site Plan Approval B. Special Permit Approval – Relief from parking standards

Chair Cahill opened the public hearing by reading the legal notice. The applicant's architect Ben Legare presented the proposal which is to renovate the existing structure and construct townhouses out back. Have reviewed the comments from Samantha Paull and made some revisions based on the comments. The site is too tight for a handicap spot, trying to work on layout to get the required spaces and a handicap spot, 10 spaces are required, 8 are proposed using garage under parking for the townhouses and two spaces for the front unit. The proposed site plan and floor plans were reviewed with the Board. Chair Cahill asked about snow removal and trash removal, the applicant stated there is a small area in the back and there will be a dumpster, Chair Cahill asked for the areas to be notated on the plan. The proposed lighting was discussed, and what the signage would be for the proposed business use. The existing building will be part residential part business. Greg Tuzzolo had questions about the paved areas, and the shared access easement, dumpster location, landscaping. Greg stated that the landscape plan needs to show details per the landscape regulations. Andrew D'Amour was concerned about the number of parking spaces. Bill Nemser stated the parking has to meet the ABB requirements, Ben

stated that the building is not handicap accessible. Andrew also wants to see snow removal, dumpster locations, it seems there is too much being proposed on the site. Samantha Paull talked about the design and historical details of the existing building. There was discussion about scale and density of the project. The question was asked whether they considered changing the first floor of the existing building to be commercial. Greg stated the residential units should have onsite parking, the business should have to use the municipal parking if they can't design enough parking or eliminate one of the residential units. Ben discussed that it may not be feasible to eliminate one of the front residential units, might be possible to make first floor commercial and make two small units on the second floor. Assistant Town Administrator Andrew Scribner MacLean stated that about 50-60 spaces have been assigned in the municipal lot for overnight parking, the pilot program will probably be extended to the end of the year. There is potential to put parking in front but aesthetically not the best choice.

A motion was made by Bernie Cahill to continue the hearing to April 12, 2016, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

Other Business –Discussion items from Board

Correction of a decision for 51 Main Street from last week the Special Permit was approved but a motion was not made to approve the Site Plan.

A motion was made by Bernie Cahill to approve the Site Plan for 51 Main Street as discussed at the 3-8-16 meeting, seconded by Samantha Paull. The Board voted 3 to 0 in favor of the motion.

The Board signed the denial of the Open Table decision.

Town Planner Updates

Bill will put the 129 Parker Street Concept Plan and documents on drop box for the Board to review. Planning Board will review the concept plan for review, then the Board will make a recommendation of approval or disapproval to the Board of Selectmen to be voted at Town Meeting. There will also be a master sign plan which also needs a recommendation and vote at Town Meeting. The memorandum of agreement is in the final stages of review. The Conceptual Plan is going to be presented next week at the Board of Selectmen meeting, the BOS has to refer the plan to the Planning Board.

Complete Streets meeting thru MAPC, Bill is applying for some funding thru the state, there will be a meeting May 26, 2016.

Veterans Memorial Park one more meeting April 21, 2016, Greg has been working on this for over a year, have a cost estimate working on getting some funding. Greg stated that at the meeting on the concept design the issues about the basin and parking will be discussed.

Maynard signage corner of Acton Street, Greg wants to know when to bring an update to the group on the proposed signage, Bernie commented that they need a rail trail update. Bill stated need to know where the trail is going before signage location can be established.

Greg asked if the Waltham Street development has put up the required stone wall. Bill Nemser will check with developer.

A motion was made by Bernie Cahill to adjourn the meeting, seconded by Greg Tuzzolo.

Meeting adjourned at 9:02 p.m.