

Minutes of the Maynard Planning Board
April 12, 2016, 7 p.m.
195 Main Street, Room 201

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

7:08 p.m. Chair Cahill called the meeting to order

Pre-Application presentation – Open Table Inc.

Town Planner Bill Nemser stated this is the former Aubochon Hardware building, the applicant will be looking for relief from the parking standards thru a Special Permit, currently the structure is on both parcels 169 and 170 there is a lease allowing one of the owners to use the business as cited on the second parcel however they could not come to an agreement and both owners have not signed the application. The lease prohibits permits being applied for. Open Table would like to file a revised plan and will give a general overview. Deena Whitfield Co-Chair of Open Table and Holly Cratsley architect, noted that the Building Inspector determined that 33-37 will require a Special Permit for change of use from retail to assembly for parking relief. Open Table serves a community dinner and food pantry. Molly described what the layout of the building would be, they also discussed the schedule for dinners and food pickups and deliveries. They also mentioned that on other nights the Council on Aging and Boys and Girls club may use the area for events.

7:31 p.m. 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 opened the continued public hearing by reading the legal notice. Jonathan Hall of Kaileyboo LLC and Matt Waterman of Landtech. Bill stated at the last hearing there were issues to be addressed, the VHB letter addresses the revisions only other outstanding issue is Conservation. Any approval should be conditioned on Conservation approval. Chair Cahill asked the applicant to go thru the revisions. Matt stated they will be meeting with conservation next week, changes to the plan are mostly for traffic and access to the buildings. They described the changes for entering and exiting the site. The improvements to the existing drainage system were described. The site lighting was revised per the comments also snow storage area was added. Chair Cahill asked Town Engineer Wayne Amico if there were still outstanding comments. Wayne stated he wrote a letter on Feb 18, 2016 the applicant responded March 30th, Wayne has provided a follow-up letter, the applicant has responded to a majority of the comments. Wayne went thru the changes that were made, with the removal of the island would the applicant consider overlaying a portion of the intersection, the applicant will look into that. This is a redevelopment under stormwater management. Chair Cahill opened the hearing to Board comments. Samantha Paull asked about the dumpster location, the applicant responded that the dumpster would be up front. Greg Tuzzolo asked about the retaining wall elevations; the wall will be four feet high. Greg asked about the cut and fill on the hill, the landscaping changes, the tree removal. Greg asked about the landscape plan; the applicant stated the landscaping is included on the site plan. Chair Cahill opened the hearing to comments from the public. There was no one present. Greg would like to see bigger shade trees.

A motion was made by Andrew D'Amour to close the public hearing for 109 Powdermill Road, seconded by Samantha Paull. The Board voted 5 to 0 in favor of the motion.

Deliberations: Greg noted that the Board did request a landscape plan per the regulations. Bernie noted the conditions approval by the Conservation Commission without any substantive changes required to the site plan, approval of final changes by Wayne and VHB as discussed tonight, submission of O&M plan, indicate recycling and dumpster area approved by Wayne, two trees to mature to 45 ft, submitted landscape plan per regulations, waiver from 25 ft minimum radii requirement to allow 12.5 ft at the Southern exit. Wayne read a few revisions that are still required to be shown on landscape plan, these comments were just sent to Landtech this afternoon, approval should be subject to the revisions being made and reviewed.

A motion was made by Bernie Cahill to approve the Special Permit Approval for 109 Powdermill Road for cumulative construction over 25,000 square footage consistent with Section 4.1.4 (1) of the Zoning By-laws, and the Board found the plan to be consistent with Section 10.4 of the Zoning Bylaws, seconded by Andrew D'Amour. The board voted 5 to 0 in favor of the motion.

A motion was made by Bernie Cahill to grant a waiver for the Southern exit radii to be 12.5 ft, seconded by Andrew D'Amour. The board vote 5 to 0 in favor of the motion.

A motion was made by Bernie Cahill to approve the Site Plan subject to the conditions listed above, 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 Site plan subject to the following conditions, Conservation Commission approval with comments and conditions: Approval of final changes by Wayne and VHB, Submission of an O & M plan, Indication recycling and dumpster location, Two trees on Alba road to be mature to grow to 45 ft, Submission of a landscape plan per regulations, Change to the intersection by VHB and applicant, No unauthorized parking on Deer Run during construction seconded by Andrew D'Amour. The board voted 5 to 0 in favor of the motion.

8:38 p.m. Public Hearing – Request to modify an Approved Site Plan The petitioner Hancock Associates Inc, on behalf of Walter Eriksen, is seeking approval to modify the approved Site Plan for the property located at 213 Main Street, Maynard, MA 01754

Chair Cahill opened the public hearing by reading the legal notice. Walter Eriksen of Applewood Construction described the proposed modification, it was originally approved as two duplexes, they are asking to move the units together to make one four unit townhouse units with garages under. Due to the redesign they have made improvements to the site, the drainage system has been changed to an infiltrator system, removed grading in the riverfront area, met with Conservation they liked the improvements and are drafting an Order of Conditions. The Board recommended that they change the architecture of the building, dormers and gable ends and portico areas have been added. Brian G. Geaudreau of Hancock Associates stated the ratios of impervious areas have been calculated as requested, plantings of arbor vitae and create sidewalk area between driveways. Town Engineer Wayne Amico stated it would be beneficial to have the applicant list what has changed from the previously approved plan. The engineer explained the changes to the plans. Wayne stated that the items from the letter have been addressed in a letter dated today and the revised plans. Chair Cahill asked for questions from the Board. Greg had questions about the retaining wall at the street, he also asked about the guardrail that goes out to the road and the drop in elevation. The applicant stated a wrought iron guard rail can be placed there. Greg also asked about the riprap areas being very steep,

would rather see plantings for erosion control, also asked why the arbor vitae is located so far back on the East side. There was discussion about the split rail fence location. Samantha stated there should be more change in the plane of the building, the applicant stated the building would have to move in order to do that. Samantha suggested that there be more definition added and showed a sketch, the applicant agreed to make more changes. Andrew asked about using a variation of colors. Chair Cahill asked about the height of the building in comparison to the surrounding houses, the abutting house is approx. 30 ft to the peak. Chair Cahill asked Town Planner Bill Nemser for comment, Bill stated it maximizes the use of buildable portion the lot, and with improved architectural features, is appropriate for this area in his opinion.

Chair Cahill opened the hearing to the public. Judy Stokey of 233 Main Street, stated she is pleased that the Board is recommending the buildings to be aesthetically pleasing to blend with the neighborhood. The Board reviewed the changes that will be made to the plans based on the hearing tonight and what conditions are being stricken and added. Greg does not like the idea of closing the public hearing based on the architectural changes being required outside of the public hearing. The applicant stated the changes are outside of the purview of the Board. The abutter from 9 Spring Lane stated this plan is much better than the last plan.

A motion was made by Bernie Cahill to close the public hearing, seconded by Andrew D'Amour. The board voted 5 to 0 in favor of the motion.

A motion was made by Samantha Paull to extend and modify the previously modified Site Plan and Special Permit modified on August 25, 2014 which was based on the original decision approved on June 11, 2013 with the following conditions, strike conditions 1 and 2 of the modification from August 25, 2014, the applicant shall remove all split rail fence on the property ,arbor vitae shall be added on the Eastern portion and shall begin a maximum of 15 ft from the forward property line or as determined by the DPW, subject to Conservation Commission approval, a guard rail added to the Southern portion made of wrought iron or similar material extending perpendicular between the house and the existing wall, final elevations to be approved by Town Planner prior to issuance of first building permit, a minimum of two main body colors, applicant shall amend plans to show variations in roof lines and architectural elements to break up the massing and scale to maintain the character and streetscape seconded by Andrew D'Amour. The Board voted 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 10:08 p.m.