

Planning Board Meeting
6:00 PM April 26, 2016
Maynard High School Auditorium, 1 Tiger Drive, Maynard, Ma. 01754

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

06:00 PM- Chair Cahill called the meeting to order

Public Hearing –129 Acton Street (Cell Tower) The petitioner SBA Monarch Towers I, LLC 8051 Congress Avenue, Boca Raton, FL 33487 on behalf of T-Mobile Northeast LLC is requesting a two year renewal for the current Telecommunications Special Permit per Section 7.5 of the Zoning By-Laws, for the existing tower located at 129 Acton Street, Maynard, MA 01754.

Chair Cahill opened the public hearing,

A motion was made by Samantha Paull to close the public hearing, seconded by Bernie Cahill. The Board voted 5 to 0 in favor of the motion.

A motion was made by Bernie Cahill to approve the two year renewal for the current telecommunication special permit for the existing tower at 129 Acton Street, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

Public Hearing – 129 Parker Street The Planning Board will determine if it will recommend approval in its report to the Town Meeting (date TBD), of the proposed Concept Plan, including signage, for a mixed-use development at 129 Parker Street submitted by Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772.

Chair Cahill opened the public hearing for 129 Parker Street concept plan. Chair Cahill described the procedure for the meeting. Chair Cahill introduced Town Planner Bill Nemser; Attorney Jon Witten Special Counsel for 129 Parker Street; Wayne Amico, Town Engineer; Marc Rosenshein, design consultant; Patrick Dunford, traffic specialist (from VHB); representatives from Capital Properties.

Town Planner Bill Nemser explained the process for approval of this project. The Neighborhood Business Overlay District (NBOD) was amended at the winter town meeting; the next step is for approval of the concept plan, then the memorandum of agreement then site plan and special permits. The concept plan requires the Planning Board make a recommendation of support or non-support to the Board of Selectmen, approval is by the voters at Town Meeting. Concept plan gives a general view of the site, the site plan is very precise plan includes all the details of the development plan.

What is in a concept plan – bylaw says it must include area to be developed, topo, wetlands, roads and ways, general location of building existing and proposed, signs, illustration of general architecture, preliminary traffic analysis.

Angelo Catazano of Capital Properties went thru the process, the concept plan and sign plan were submitted to the BOS in March, the plans have been changed based on comments and reviews, looking now for planning board approval of the concept plan. If the Concept Plan is approved at Town Meeting then the applicant will submit the Site plan for approval by the Planning Board.

Richard Rankin the Project Architect presented the concept plan, the plan has been designed based on comments from the steering committee, BOS and Planning Board. The plan has not changed a lot in the last six months, there were significant changes to the site circulation. The building locations were described as shown on the plans presented. The concept plan showed the proposed uses. The site circulation was revised based on comments from the traffic consultant, there were modifications to the left and right turn lanes on Parker Street, and a roundabout added.

Jim Almonte Landscape Architect from Waterman Design Associates described the landscape detail on the North and South property lines, maintain the existing edge of pavement as much as possible, maintain existing vegetation and described the areas where the pavement would be extended, he described the proposed vegetation and went thru the cross sections showing property lines and proposed fences, proposed retaining wall, plantings. The then showed a plan showing wetlands, pavement buffers setback requirements.

Jason Sobel stated the transportation engineer has prepared a preliminary traffic analysis. In January VHB provided the Planning Board with a scope they would like to see the preliminary traffic analysis, then a full traffic impact study will be done after Town Meeting approval. Identify the 7 intersections, same study area as the 2013 study plus two intersections as requested by the town. He described the trip generations which is lower than the 2013 study. Onsite traffic circulation, a roundabout to keep traffic flowing, bicycle lanes, pedestrian access, crosswalks, northern outlet.

Chair Cahill introduced Marc Rosenshein the design reviewer. Mr. Rosenshein stated revised plans came in yesterday, he went thru the list of his comments, most have been addressed, he likes the addition of the roundabout.

Chair Cahill opened the hearing to the public.

Several residents commented on the traffic circle, many thought it will cause traffic to back up on Parker Street. There were concerns about the landscaping near the wetlands, hours of operation of the proposed business, mechanical equipment on top of units, the trees along the fence line on Field Street do not block enough should increase the plantings. Other residents asked about landscaping, buffer zones, snow removal, how delivery trucks would access the site and the size of the signage. A resident asked that a traffic impact analysis be provided as well as a stormwater management report. Another resident felt the project would create too much additional traffic on Parker Street. The discussion of the

turtles that left the refuge area and are on site, the developer has added a turtle barrier, would like to see an open nesting habitat area instead of a detention basin.

The board members asked about the roundabout location, if this can be looked into more, whether shown on the concept plan if approved does it need to be built as shown on the concept plan. There were questions about pedestrian access to one of the buildings, location of loading docks at the supermarket. There were questions about how much the plans can change after the concept plan is approved at Town Meeting. Attorney Witten stated the concept plan should show as much detail as possible. The developer stated there will be some changes which the Planning Board should have the discretion to allow the changes. William is looking for more clarification on what is considered substantial changes. Samantha has concerns about the building abutting the residential neighborhood. Greg would like an interpretation of what is considered "making the plan better" thus allowing the Planning Board to approve the changes from the concept plan, he also had questions about the turtle habitat area. Chair Cahill talked about the signage sizes to be appropriate to fit the area, likes the idea of possibly moving the supermarket location and the pad, agrees on additional buffering abutting Field Street.

A motion was made by Bernie Cahill to continue the public hearing to May 11, 2016 at 7 p.m. seconded by Andrew D'Amour. The board voted 5 to 0 in favor of the motion.

A motion was made by William Gosz to adjourn the meeting, seconded by Andrew D'Amour.

Meeting adjourned at 9:05 p.m.