

**MAYNARD PLANNING BOARD  
MINUTES OF THE MEETING JUNE 13, 2016 7:00 P.M  
195 MAIN STREET, MAYNARD TOWN HALL, ROOM 201**

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

7:00 PM- Chair Cahill called the meeting to order

**Approval of Minutes (03-08-16, 03-22-16, 04-12-16 and 06-01-16)**

The Board reviewed the minutes of 3-8, 3-22, 4-12 and 6-1.

***A motion was made by Bernie Cahill to approve the minutes of March 8, March 22, April 13 and June 1, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.***

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

Chair Cahill opened the continued public hearing. The concept plan will be reviewed then signage. The developer stated Jason Sobel the will present the traffic changes to the site plan which has been revised dated June 6, the developer has hired a new graphic designer Boyd Morrison has provided a new concept signage plan dated June 13 based on the discussion of the previous meeting, the developer feels both of these plans are the plans that they will present to Town Meeting. Jason presented the latest concept plan. The changes made were to the driveway to the apartments, the driveway has been shifted to the East. The other changes are at the primary driveway, the raised median width is 8 ft, and the other change is there are specific dimensions for the pylon and wall signs and locations. Chair Cahill asked if the Board had any question on the changes, there were none. Chair Cahill asked if there were any questions from the public, there were none. Town Engineer Wayne Amico asked about the truck loading area by retail space A, they are concerned about the site distance in that area, Jason responded they will look at revising that. The 45 foot buffer line from the property line to be shown on pages 7,8 and 9.

Chair Cahill moved on to the signage plan. Boyd Morrison introduced himself; he will present the new design plan which addresses the illumination, scale and color. They have a developed a detailed plan <http://www.townofmaynard-ma.gov/wp-content/uploads/2013/01/129parker-revised-signage-concept-plan-20160421.pdf> of all the signs, all the signs have connectivity, have brought samples of illumination techniques. Mr. Morrison first showed the plan of the entrance sign, location and setback, the sign is proposed to be LED internally illuminated opaque faces, the plan showed to scale vehicles and people in order to set a sense of the scale of the sign. The storefront signs were next described; the signs channel illuminated lettering which is standard for retail stores. Chair Cahill asked Mark Rosenshein for his comments on the new sign plan. Mr. Rosenshein stated the residential signs are bulkier than before, the road and wayfinding signs were better before, not happy with the new materials being proposed, the pylon sign is larger than discussed with more tenant panels, the illumination of the halo detail lighting would be compliant with zoning. Mr. Morrison replied that the posts are not galvanized, the tenant panels cannot be smaller and still be readable; tenants need to be identifiable from the street.

Attorney Jon Witten reminded the Board that that pylon sign cannot be changed once approved at Town Meeting. Chair Cahill understands scaling back the size and fit the major tenants, would like more texture and detail on the

wayfinding signs. Chair Cahill asked for comments from the Board. William was not happy that the size has increased, likes the lighting, would like to see a to-scale rendering. Greg stated there are some improvements, showing all the tenants gives a better perspective, would like to see more notation on the materials of the signs, the halo lighting is a good option, should show the full island and plantings. Andrew stated the halo lighting is an improvement, not sure that all tenant panels need to be shown, the overall design element is an improvement. Brent agreed with the other comments, the halo lighting is an improvement, seeing the sign in context would be helpful.

Chair Cahill opened the hearing up to comments from the public.

A question was asked about the different tier signs, Mr. Morrison explained it is the size of the sign; the square footage is proportional sign size to the tenant space. A Parker Street resident had concerns about how the signs would be illuminated. Chair Cahill stated that there was discussion of using dimmers on the signs facing Parker Street. There was a question about the signs on the back by the loading docks. Another resident reiterated that the Wayland and Waltham plaza similar to this only listed 3 and 6 tenants on the entrance sign. A resident spoke about the importance of proper signage and advertising so the people are aware of the businesses.

The Board discussed the next steps, the Board would like see the revisions to the signage plans, renderings, and other changes discussed tonight with timelines for adequate review time prior to the next hearing date. The developer asked the Board if they would be ready to close the hearing on the concept site plan and focus the next meeting on the signage plan. Attorney Witten responded that the pylon sign is part of the site plan and the votes should be done at the same time. After discussion the developer withdrew the request to close the concept site plan tonight and vote on both at a later date.

***A motion was made by Bernie Cahill to continue the public hearing for 129 Parker Street to June 28, 2016, seconded by William. The vote was 5 to 0 in favor of the motion.***

#### **Consultant Update**

Mark Rosenshein stated that he is no longer with his former company, but has discussed that he would like to continue as a design review consultant on a 1099 basis. The Board is happy with the services provided to date.

***A motion was made by Bernie Cahill to accept the resignation of the architecture firm, seconded by William. The vote was 5 to 0 in favor of the motion.***

***A motion was made by Bernie Cahill to hire Mark Rosenshein as the design review consultant at the rate of \$200/hour to be reviewed annually, seconded by Andrew. The vote was 5 to 0 in favor of the motion.***

***A motion was made by Bernie Cahill to adjourn the meeting, seconded by William Gosz.***

***Meeting adjourned at 9: 14 p.m.***