

Minutes of the Planning Board - June 28, 2016  
7:00 p.m. – 195 Main Street, Maynard Town Offices

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

Also present Mark Rosenshein - Town Design Consultant and Barbara Huggins (substitute Special Council).

7:10 p.m. Chair Cahill opened the meeting

### **Approval of minutes**

The Board reviewed the minutes of April 26, 2016.

***A motion was made by Bernie Cahill to approve the minutes of April 26, 2016 as written, seconded by Andrew D'Amour. The board voted 5 to 0***

**Continued public hearing: 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 changes to the signage will be reviewed first then an update from Mark Rosenshein Town Design Consultant. Boyd Morrison handed out the latest revised signage plans. Mr. Morrison went thru the changes to the signs as shown on the renderings. The pylon sign size has been reduced, other tenant panel signs were reduced, an updated sample of the illumination was presented. Letter faces are opaque, using halo lighting, the illumination for retailer signs was shown and the materials for the sign were described, Mark Rosenshein stated the renderings are exactly what the board was looking for, one comment the pad mounted building calls for a sign on the south and east there are other things illuminated behind the pylon sign the plans accurately describe the changes the board was looking for.

Board comments: The Board was satisfied with the changes made to the sign per the renderings submitted. Chair Cahill asked about the pylon sign if the panel at the bottom for Capital Group Properties was eliminated the height could be reduced to about 17 ft.

Chair Cahill opened the hearing to public comments:

A resident asked about the retailers who were listed on the sign plan, are they actual tenants coming, if not it is misleading, the developer stated they will put note on the plans that they are potential tenants and at town meeting will state who the signed tenants are. Town Planner Bill Nemser commented that the concept plan lists general uses not tenants.

Town Engineer Wayne D'Amico was not present but submitted comments, most were traffic comments which will be addressed at the site plan stage.

Chair Cahill stated that the board will make one vote for both the concept plan and signage. The board members can give input with their decision if they wish to. Bill Nemser and Bernie will write up a summary.

Bill Nemser stated that the Board will take one vote and reference both the concept plan and signage plan. There was discussion on whether the motion had to include wording regarding the internal illumination on the pylon sign. Special Counsel Barbara Huggins stated that at this time the Board is only making a recommendation of the concept plan that includes an internally illuminated sign, the Board is not granting a waiver at this time.

The developer asked for confirmation that the motion references the latest revised plans dated June 28, 2016 for the concept plan and sign plans.

***A motion was made by Bernie Cahill to recommend the concept plan and signage plan for 129 Parker dated June 28, 2016 as submitted this evening, seconded by William Gosz. The Board voted 3 to 2 (Andrew D'Amour and Greg Tuzzolo against).***

**Board reorganization:**

Andrew nominated Greg Tuzzolo to be chair, seconded by Bernie

***A motion was made by Bernie Cahill to appoint Greg Tuzzolo as the chair for term July 1, 2016-June 30, 2016, seconded by Greg Tuzzolo. The vote was 5 to 0.***

Bernie nominated Andrew D'Amour as vice chair, seconded by Greg Tuzzolo.

***A motion was made by Bernie Cahill to appoint Andrew D'Amour vice chair for term July 1, 2016 thru June 30, 2016. The vote was 5 to 0.***

**Town planner updates:** Town Planner Bill Nemser gave the following updates.

Complete street program pilot program is beginning there will be temporary rerouting of parking spaces. One of the issues they are looking into is trying to keep cars out of the downtown make it safer for pedestrians and bicycles. Doing a parking study for downtown, lots of input from pedestrians and bicyclists,

Veterans park final report is ready cd's are available, pricing for everything is in, cost about \$1 million.

Bill thanked Bernie Cahill for all his help over the past year serving as chair especially with the large projects.

There are some articles in the zoning bylaw that will be reviewed to be re-written, Bill has started working on this and wants input from members on sections to discuss changing.

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

Meeting adjourned at 8:24 p.m.