

**Minutes of the Maynard Planning Board
August 9, 2016
Maynard Town Offices Room 201**

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

7:00 p.m. Chair Tuzzolo opened the meeting

Determination of Modification 105 Main Street

Chair Tuzzolo asked the applicant to present the request. Philip Henry of Civil Design Group was present of behalf of CVS Pharmacy 105 Main Street. Mr. Henry stated they are looking for a determination from the Board as to whether the changes proposed constitute a minor or major modification. Mr. Henry provided plans and described the proposed changes which are to bring the store into ADA compliance. There are no changes to the number of parking spaces just making the parking ADA compliant with some grading changes. Town engineer Wayne D'Amico has reviewed the plans, based on the improvements he thinks it is a minor modification and the changes will be reviewed before sign off. The Board asked if the applicant would mark the spaces with the handicap logo that the Town of Maynard uses, the applicant agreed. Town Planner Bill Nemser reviewed with the Board the differences in making a minor or major determination.

A MOTION WAS MADE BY GREG TUZZOLO THAT THE BOARD DETERMINED THAT THE PROPOSED CHANGES CONSTITUTE A MINOR MODIFICATION TO THE APPROVED SITE PLAN AND ASSOCIATED SPECIAL PERMIT FOR THE CVS PHARMACY AT 105 MAIN STREET, SECONDED BY ANDREW D'AMOUR. THE BOARD VOTED 4 TO 0 IN FAVOR OF THE MOTION.

Determination of Modification of 129 Acton Street - mailboxes

Michael Jeanson from Distinctive Homes stated that he had discussed with the postmaster their preference and they would rather have cluster boxes versus individual mailboxes. Bill Nemser stated that in the MOA between the BOS and the applicant there was a stipulation that there were no gang mailboxes, this request would be a modification to the Special Permit, the Board needs to make a determination whether this would be a minor or major modification. The Board reviewed the proposal and the wording in the Special Permit. Wayne D'Amico stated that the Board needs to approve the location of the boxes. The Board had discussion on whether the change was a site plan change or a special permit modification. The Board felt because it was specifically stated as a condition in the Special Permit it should be a major modification. The Board would also like to see a more detailed plan of the central mailbox structure including the location where proposed.

A MOTION WAS MADE BY SAMANTHA PAULL THAT THE BOARD DETERMINED THE REQUEST TO BE A MAJOR MODIFICATION AT 129 ACTON STREET REQUIREING A PUBLIC HEARING RECOMMENDING THAT THE APPLICANT LOOK TO FIND SOMETHING COMPATIBLE WITH THE EXISTING STRUCTURES ON THE SITE PLAN AND PROVIDE AN ADDITIONAL PARKING SPACE , SECONDED BY ANDREW D'AMOUR. THE BOARD VOTED 3 TO 1 IN FAVOR OF THE MOTION.

Approval of Minutes

The Board reviewed the minutes of June 13, 2016

A MOTION WAS MADE BY BERNIE CAHILL TO APPROVE THE MINUTES OF JUNE 13, 2016 AS WRITTEN, SECONDED BY ANDREW D'AMOUR. THE BOARD VOTED 4 TO 0 IN FAVOR OF THE MOTION.

Presentation 6-10 Waltham Street – potential restaurant

Rabi Islam appeared the Board, he owns a few Mexican restaurants in the Boston area, he is looking to purchase the property for a potential restaurant at 6-10 Waltham Street but he had some questions as to what other uses would be allowed in the building. Bill Nemser stated there are some issues with mixed use most specifically the parking issue. The Board discussed the rules for off-site parking. Samantha asked if it was being proposed to demolish the building, Mr. Islam stated that he did not intend to demolish the building, he intends to renovate and would like to add three more floors. Samantha stated that is too large for that area, out of scale with the neighborhood possible two additional floors, Bernie stated the plan would be subject to design review. Parking is the biggest issue. Andrews concern was there not being any parking for the residential units. Mr. Islam stated that currently there are six spaces behind the unit. The Board stated there are challenges to the site but are cautiously enthusiastic about the proposal.

Town of Maynard – signage update

Bill Nemser stated this is for the town sign, they were offered some large slabs of granite, there were some ideas, Bill is looking for a sense of how to best move forward. Chair Tuzzolo stated he had met with Tim Hess a couple of times, went over sketches, there needs some kind of consensus on what the sign is going to say. As far as materials, there is the large piece of granite being donated, Tim gave Greg the name of a sign company that would provide sign details. Distinctive Homes is paying for the sign as part of the MOA for 129 Acton Street. The Board agreed that they need to agree on a sign design, foundation style, size, number of colors, location, not hire an outside contractor, Chair Tuzzolo will give the Board some of the design sketches from Tim and asked that Bill speak with Mr. Fenton about whether he is building the sign or just giving the town the money for the sign.

Planning Board goals for the upcoming year

Chair Tuzzolo wanted the Board to discuss goals for the upcoming year. Chair Tuzzolo stated that his goal is to go thru the list, prioritize and get them onto the Town Meeting warrant, he would like a priority to be updating the Master Plan. Andrew stated there should be zoning bylaw amendments to control some of the bad developments which have received a lot of negative comments from the residents. Samantha stated there should be a height restriction relative to surrounding structures. The Board had extensive discussion on creating a visionary plan. Chair Tuzzolo stated that Master Plan update should be the number one priority, followed by zoning bylaw amendments.

A MOTION WAS MADE BY BERNIE CAHILL TO ADJOURN THE MEETING, SECONDED BY ANDREW D'AMOUR.

MEETING ADJOURNED AT 9:16 P.M.