

Planning Board Minutes August 23, 2016
Maynard Town Hall, Room 201, 195 Main Street, Maynard

Members present: Chair Greg Tuzzolo, William Gosz, Brent Mathison

7:00 p.m. Chair Tuzzolo called the meeting to order

Approval of Minutes (06-28-16): The Board reviewed the minutes of 6-28-16.

A motion was made by Greg to approve the minutes of 6-28-16 as written, seconded by William Gosz. The Board voted 3 to 0 in favor of the motion.

Planning Board report to Town Meeting – review and sign:

The Board reviewed the Town meeting report, Bill reported that this is what is being presented at Town Meeting, a record of the meeting of 129 Parker Street concept plan and sign plan. All board members are allowed to respond to questions at town meeting.

129 Acton – Update of mailbox request:

Bill Nemser stated that in the decision there was a restriction specifying no central mailboxes were allowed, in order to change this they must have a new public hearing and have the decision modified, there are currently 9 units with closing dates set, the applicants met with the Town Engineer and Building Inspector, they will use temporary mailboxes which would not hold up the closings and then they can submit for a site plan modification, the town officials are satisfied with this solution. With a Special Permit the Board has to make the determination whether this is a major or minor modification, a major modification requires a public hearing. Bill Nemser believes that because the location of mailboxes was not what the Special Permit was allowing, he recommends the request be a minor modification. Chair Tuzzolo stated that the Board determines that striking a condition from the decision is a major modification. The Board would like to see a detail of the central mailbox area drawing that shows stopped cars will not impede the traffic entering/exiting the site.

Town Planner Updates:

Bill stated he met with Saracen a few weeks ago, Stratus expanded their business and the AC units on the roof have been very loud have received complaints about the noise, abutters are very upset about the news. At the meeting, found out bank has taken away property management duties from Saracen, there is a new property management company coming in, given the way the noise has been handled and lack of communication, this new company may be good. There has been speculation about what would be done beyond Phase 1, Ted Saracen stated they want to get going on the residential units.

The complete streets report will be ready to present in the next few weeks, a lot of interesting feedback. This has all been done thru MAPC grants, at this stage it is now at MassDOT funding, have applied for the tier 2 grant, will know next week if received.

Bill talked about other grants that he has applied for, wants input from the Board on project they would like to see happen. Chair Tuzzolo commented that in his opinion, an important project would be connecting the rail trail and the sidewalks to the schools. Another idea is ways to create connectivity from the rail trail to downtown.

Final paperwork has been submitted for creation of a cultural district, better wayfinding signage and parking plan, want people from out of town to be able to know where going.

Planning Board Goals for 2016/17:

Master Plan – Bill has been trying to get money for new master plan since he got here, it provides so many things the town needs, gives a vision for decision making, last master plan was 1991. Would the Board be in support of the studying further the proposal with scope and proposed cost. Bill has a draft RFP the Board can review, would need to have funding secured for RFP responses. The Board had a lengthy discussion about visioning, input from other boards, getting input from a consultant to map out the process. Chair Tuzzolo suggested Bill work on a calendar of windows of time/endpoints, public hearing times, key areas to establish an agenda for moving forward.

The Board discussed possible bylaw amendments.

The Board discussed the tax rates versus services provided, cost of police/fire services for new developments.

A motion was made by Greg Tuzzolo to adjourn the meeting, seconded by Brent Mathison

Meeting adjourned at 9:25 p.m.