

Maynard Planning Board
December 13, 2016
Room 201 of the Maynard Town Offices

Members present: Greg Tuzzolo-Chair, Bernie Cahill, William Gosz, Brent Mathison

7:08 PM- Call to Order

Keene Avenue Subdivision updates/clarifications – The project developer (Jay Berglund) and town staff will review the status of the subdivision and are requesting PB clarifications on several issues.

Town Planner Bill Nemser updated the Board on the status of the project. One of the conditions was a retaining wall with a fence, the Building Commissioner had some questions and Bill thought it was important that the Board was aware of this, this is not an amendment to the subdivision approval just informational. The developer described the retaining wall and the underground drainage that the Town Engineer had requested. Chair Tuzzolo asked for clarification on the location of the retaining wall. Bill stated he has spoken with the abutter, the abutter is satisfied with the scope of work, requesting that the fence on top be changed to a six foot stockade fence. Building Commissioner Rick Asmann stated that he would like clarification as to whether the construction of the retaining wall is within the approval the Planning Board had given. There was discussion about the maintenance of the fence and location of the wall only being one foot off the line. Town Engineer Wayne Amico talked about the height of the fence and the grading up to the fence. The homeowner on Sheridan Way has asked that the gully be filled in, the developer agreed.

Capital Group – Requesting review of video vs. hard copy of model for 129 Parker Street submittal. This is for future application requirements. No application submitted at this time.

The applicant is looking for guidance from the Board on what they would like to see, a virtual video or hard copy. A presentation was shown of the virtual video. Chair Tuzzolo stated that the main concern is maintaining an ability to be flexible in what is presented, it would be better to spend less money on something that cannot be changed, whereas a hard copy is changeable, not knowing what residents will want to see, a model would be a better strategy, putting a definitive rendering on the video can be too detailed. Bernie thought the video was useful to get a sense of what will be built, but the public may hold them to exactly what is shown. It was agreed by the Board that the renderings may be the best option. Wayne Amico suggested limited renderings in the beginning because the project can change substantially throughout the site plan review process. The first approvals are going to be the Special Permit applications

for use, for drive-thrus, restaurants, assisted living and residential units, then they will come back for Site Plan approval. The developer explained that they are doing this separately to ensure they have approval for the uses for specific areas, they are essentially tied to the concept plan. The Board discussed whether it was ok to do the approvals separately. Bill Nemser stated that Attorney Witten will be at the next meeting, they can ask for guidance at that time, Bernie asked that Bill have Attorney Witten send a memo that this is acceptable.

Update - Mill and Main

Richard Casner of Artemis Real Estate Partners was present to provide an update on design progress and has a short presentation. Mr. Casner stated that since the last meeting changes have been made to the plan based on the comments. Jade Cummings, Landscape Architect stated that originally the project went thru the approval process, she presented a plan of the previous approval, this was before they came on Board. The site plan has been revised based on feedback from last meeting, a copy of the amended plan was shown to the Board. They are looking for feedback from the Board before filing the applicant for Site Plan amendment. Bill Nemser reminded all that this is discussion only, the Board cannot be polled or make any motions. Ms. Cummings reviewed the changes from the previous plan.

The Board and Wayne D'Amico asked some questions about connectivity and way finding signs, pedestrian raised crosswalks, sidewalk widths, ADA accessibility, width of main entrance. The applicants thanked the Board for their feedback.

Town Planner Updates:

Bill Nemser stated today they had the first inclusionary zoning meeting.

Bill gave an update on the 451 Waltham Street project which required a 2 ft high stone wall, he has offered money for a sidewalk instead of the wall, but Bill explained that the money would go into the general fund, not necessarily for a sidewalk at this site, based on this it is better to have the wall built. The Board discussed setting up of a sidewalk fund with future special permits they can have funds deposited in lieu of another site improvement, Bill and Bernie will look into drafting wording.

There was a business owners meeting with Asst Town Administrator and Town Planner, Bill will have Jack MacKeen send out the minutes of the meeting for the Board to see what was discussed.

It was moved by Bernie Cahill to adjourn the meeting, seconded by Brent Mathison
Meeting adjourned at 9:04 p.m.