

MINUTES OF THE PLANNING BOARD MEETING
APRIL 11, 2017
MAYNARD TOWN HALL, ROOM 201

Members present: Greg Tuzzolo - Chair, Andrew D'Amour - Vice Chair, William Gosz, Samantha Elliott, Brent Mathison
Megan Zammuto

7:00 PM- Chair, Greg Tuzzolo called the meeting to order

Fowler Street Extension: Request for Release from Covenant.

Chair Tuzzolo asked for an update from Town Planner Bill Nemser. Bill Nemser stated the developer had asked for a release from covenant so lots could be sold. Town Counsel was reviewing the request. Town Engineer Wayne Amico stated they still had the surety bond and were not requesting release of the bond until the road was completely done. He continued, he had no issue with the release of the covenant. Bill Nemser stated that the permit stated that the subdivision must be completed within three years, which would end in June. Mr. Nemser said the applicant requested a continuance of the covenant for six months to finish the subdivision.

A motion was made by Greg Tuzzolo to release from covenant lots 1,2,3,4 Fowler Street as requested by the applicant, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

A motion was made by Greg Tuzzolo to extend the time period of the subdivision approval to April 20, 2018, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

Public Hearings: a. Mill and Main Site Plan and Special Permit Amendment (Continued from 03.28.17): The Applicant, Lincoln Properties is requesting to amend the Special Permit for the subject property. They are also requesting Site Plan approval for (phase 1B). These improvements including but not limited to: the site entry area between Main St. lower garage level and new Building 2 entry, the access drive and parking area proximate to Building 3 and the interior courtyard.

Chair Tuzzolo opened the continued public hearing for the Mill and Main Site Plan and Special Permit amendment. Applicant Richard Casner gave an update to the Board. Mr. Casner stated they took all comments from the Town Engineer and Board to revise the plans. Landscape architect Jade Cummings described the proposed changes to decrease the width of the Main Street entry, change it to a one way entry, and remove two trees. Wayne Amico stated the applicant resubmitted plans on March 15th. His comments were returned and discussed at the March 28 meeting, when the width of drive was discussed. Mr. Amico continued, the applicant offered to change the drive to one way. Mr. Amico said this was amenable to the town and reviewed the revised plan. His final comment letter was dated April 7, to which the applicant responded with a letter dated April 11, 2017 showing the drive width reduced to 16 ft and included grading backup calculations. Mr. Amico stated they were fully in support of the revised plan with minor changes, such as details on the drainage narrative but and he needed time to review plan. He added that all the conditions of the previous site plan remained in effect. The lighting designer described the lighting fixtures throughout the site.

A motion was made by Greg Tuzzolo to grant the amendment to the Special Permit for the Mill and Main property, as well as Site Plan approval as presented, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

b. 129 Parker Street (Continued from 03.28.17): The Petitioner, Maynard Crossings JV, LLC - Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772, is requesting Site Plan approval for a mixed-use development at 129 Parker Street and 129 Parker Street (Continued from 03.28.17): The Petitioner, Maynard Crossings JV, LLC - Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772, is requesting three, separate Special Permit approvals for a mixed-use development at 129 Parker Street. The Special Permit requests are to allow: i. a Drive-Thru Use (supermarket pharmacy). ii. a Multi-family Dwelling (up to 180 units). iii. a Continuing Care Retirement Community (143 units).

Chair Tuzzolo re-opened the four continued public hearings. Chair Tuzzolo asked what applicant was proposing to cover during their presentation. Attorney Angelo Catanzaro stated, following the Town Planner's lead, they were prepared to address external traffic, update on the Continuing Care facility, and discuss landscaping. Town Engineer Wayne Amico stated he would comment on topics as presented although he had not completed all reviews as of yet. The applicant's traffic engineer Jason Sobel received a peer review letter from VHB for the traffic study. He said the letter was recently received, and did not include a lot of big items. The traffic engineer stated the traffic study was submitted with the site plan application; this was an update to the 2013 proposal and 2006 traffic study. He also noted as part of the conceptual plan process, a preliminary traffic evaluation was submitted. He discussed the area of the traffic study, crash rate, projected traffic for future years, traffic analysis peak and nonpeak, traffic signals, crosswalks, and stated some of the changes from the MOA have been implemented and paid for by Capital Group already. Mr. Sobel also discussed the changes in the turning lanes on Parker Street, the changes at the intersections surrounding the project. In the Memorandum of Agreement (MOA) there was a west bound left turn from 117 onto Parker Street, Mr. Sobel stated that in their build out analysis, the intersection worked better without the left turn phase, this would be reviewed further with Wayne Amico and VHB. He stated that moving forward without the left turn arrow, was in the MOA, and if the town really wanted it, they would revise the plans to show, but from an engineering perspective it was not needed. Finally, he stated traffic monitoring was recommended at two of the intersections and that the MOA required Capital Group to contribute money to the transportation improvement fund.

Chair Tuzzolo asked the Board for questions regarding external traffic. Wayne Amico stated he had given the applicant a comment letter a few hours prior to the hearing. Pat Dunford of VHB traffic engineer stated the letter was mostly requesting additional information, on some sections, and that these could be worked out in working sessions. The internal roundabout intersection and loading and delivery analysis needed more information. Parking met the town zoning requirements; the elimination of left turn was a possibility.

William Gosz asked what the differences were since 2013, the engineer responded this proposal had less commercial space, less apartments so reduction in traffic – 18-20% reduction for retail, 7% for apartments.

Samantha Elliott asked if the daily rates are two-way trips, the answer was yes.

Greg Tuzzolo asked for clarification on the crosswalk and sidewalk location on 117 and the site.

Megan Zammuto asked about pedestrian access from Parker Street. Mr. Sobel replied that there was no crosswalk at Parker Street intersection because no sidewalk on that side, bicycle lanes along Parker Street.

Several abutters had comments on removing the left turn lane, the engineer stated that video detection helps with traffic flow, overall efficiency; Mr. Sobel replied that traffic did not get backed up because of left turn, but because of

the length of the signal cycle. Wayne Amico responded that they had not reviewed these plans yet, and it would be scrutinized to prevent cut-thrus. Ken Estabrook asked about the northbound turn lane into the project, Old Marlboro road had stop signs to try to stop cut thrus, left turn arrow – he believed signaling was important as there were times when a left turn arrow is needed, and he believed it was a critical part of the MOA.

There were additional questions from the audience about the timing of the lights and traffic backup, Mr. Sobel discussed the queues that were analyzed to minimize delays, a left arrow for northbound traffic entering the site, flashing yellow arrow to indicate yield when traffic entering: he stated these are to be discussed further with the town engineer and VHB. There were questions about when the traffic counts were collected, Mr. Sobel responded in November 2016, auto traffic recorder, and intersection counts by video recorders. Chair Tuzzolo stated they would be revisiting traffic issue, applicant needs to reply to VHB and all will update at future meeting.

Attorney Catanzaro introduced Mark Lowen from Hawthorn Development to give an update on the Continuing Care Retirement units. Mr. Lowen handed out plans showing the design and appearance of the building. He presented a PowerPoint presentation describing the style of the buildings, the exterior style, front and back view of the buildings, patios, rooflines, courtyard spaces, carports, windows, railings, garage buildings, colors, and other details.

Chair Tuzzolo asked the Town Planner if the peer review architect would provide input on these designs, Bill Nemser responded that Mark Rosenshein would provide a report to the Board.

The Board had question about servicing, loading docks, Mr. Lowen stated there are no loading dock, all deliveries are drop off loading area near kitchen area. Samantha Elliott asked for clarification on the location of the kitchen as the plan reflected the kitchen entrance in the front and a long walkway and delivery access to the back. Mr. Lowen stated kitchen delivery can be front or back. Back will be the primary kitchen delivery point. The site landscape design was part of the total site package.

Chair Tuzzolo asked Wayne Amico about water consumption on the project overall, Wayne Amico talked about the town's water usage. The applicant's engineer Onsite Engineering, provided a memo with usage numbers, reflecting adequate water capacity, Wayne stated it seemed the town had adequate capacity for water.

Chair Tuzzolo moved onto landscaping.

James T. Almonte of Waterman Design Architects provided a planting design from the concept plan. They worked with the town and abutters about buffers for abutters. The planting scheme and types of trees, and fencing were reviewed. The interior portion of site utilizes low impact native plant material with no turf grass areas interior to the site. The tree infrastructure was discussed, as well as different variations of trees throughout the site. The plan presented showed the locations and types of trees, low growing grasses and shrubs, ornamental grasses perennials, and other species. The applicant was proposing no irrigation in the retail part of the site, but some irrigation in the residential areas. They received a peer review letter last night, but had not responded to all comments yet.

Chair Tuzzolo reminded that what was in the concept plan was required to be on the landscape plan and asked if there was a tree maintenance plan. Mr. Almonte responded that in the interior portion nothing existing would be maintained and along the perimeter, much would remain, especially on the north side. Mr. Almonte said that he met with the abutters, to discuss what they wanted on south side.

Public comments: There were questions about the plant material on the Northern border, and on south side where snow area was proposed.

Chair Tuzzolo discussed the topics for the next meeting; an update from the working session, hours of operations, delivery, snow storage, update on landscaping, where trucks enter, turn etc.

The next meeting was scheduled for April 25th, Chair Tuzzolo stated he would not be present for this meeting; the Board discussed other date conflicts. Samantha Elliott stated she would also not be present on the 25th, Andrew D'Amour was not available the 2nd. Attorney Catanzaro stated they can limit the topics on the 25th to discuss internal and external traffic, water and sewer, operation presentation. The Board would ask peer review consultant Mark Rosenshein to come to the meeting of May 9th, he would continue to work with the applicant in working sessions and revisions. The meeting of the 9th would review the landscape and operations an architectural update. Town Counsel Jon Witten asked about agreed upon conditions the applicant had committed to do; Attorney Catanzaro said he would provide a list on May 9th of the offers the client would be making. Chair Tuzzolo reminded the Board to review the subdivision regulations, if there was additional information they wanted, so that info could be provided in a timely fashion. Attorney Catanzaro responded they would welcome specific requests from the board, if there were missing details.

A motion was made by Greg Tuzzolo to continue the site plan and three Special Permit public hearings to April 25th at 7 pm seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

A motion was made by Greg Tuzzolo to adjourn, seconded by Andrew D'Amour.

Meeting adjourned at 9:45 p.m.