

MINUTES OF THE PLANNING BOARD MEETING  
APRIL 25, 2017  
MAYNARD TOWN HALL, ROOM 201

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

Vice Chair Andrew D'Amour served as chair for this meeting as Chair Greg Tuzzolo was absent.

7:07 p.m. Chair D'Amour called the meeting to order

**Public Hearing: 25 Glendale Street: The applicant is requesting Special Permit approval for a multifamily use within the General Residential Zoning District. The request is to allow a total of four (4) residential units at the subject property.**

Vice Chair D'Amour read the letter received by the applicant requesting withdrawal without prejudice.

*A motion was made by William Gosz to allow petitioners request to withdraw the request for Special Permit without prejudice, seconded by Brent Mathison. The vote was 4 to 0 in favor of the motion.*

**Administrative Matter:**

Vice Chair D'Amour read a letter received April 25, 2017 from Attorney Angelo Catanzaro requesting an extension for the 2009 Site Plan Approval and Parking Special Permit for 129 Parker Street; the Town Planner stated he would determine a meeting date prior to the expiration of the Approval and Permit and would schedule the hearing.

**Public Hearings: 129 Parker Street (Continued from 04.11.17): 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 04.11.17): 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).**

Vice Chair D'Amour re-opened the four continued public hearings for 129 Parker Street. Vice Chair D'Amour listed the items to be discussed at the hearing: traffic, sewer and water, and operations. Attorney Catanzaro stated that there was a working session last week. He added that they would not be covering operations tonight as it was a rather lengthy topic and two members of their team were missing. The discussion would include only traffic and sewer/water.

The applicant's Traffic Engineer Jason Sobel of Green International stated there was a working session with town staff last week. He said the plans had not been updated yet and they were waiting for a letter from Town Engineer Wayne Amico along with comments from the Board before updating the plans. The first changes that would be made were based on questions about pedestrian access; the proposal included adding a sidewalk about 500 ft long on the East side of Parker Street between the South drive and South Street with a crosswalk at the intersection. Old Marlboro Road would have a sidewalk added and a crosswalk at Parker Street (from Old Marlboro Road west of Parker Street. Parker Street/Great Road intersection would have a left turn lane which is consistent with the Memorandum of Agreement (MOA). Mr. Sobel also stated the other off-site traffic mitigation was Route 27 and Concord Street and that the site distances were sufficient when going the speed limit, the recommendation was a traffic calming device which posts the speed limit and shows how fast the vehicle is going, those general reduce travel speeds.

Chair D'Amour asked for questions from the Board.

Town Engineer Wayne Amico stated the changes are consistent with the discussions from the working session; a letter would be going out later this week.

Chair D'Amour asked for questions from the public.

An abutter asked about confusion in how the existing lights are arranged at the 117 intersection, Mr. Sobel stated the light needs to be rotated slightly. Mr. Amico stated the Board can adjust that light, it was just recently installed. A question was asked to show the locations of the proposed crosswalks.

Mr. Sobel next talked about the internal traffic. An analysis was done both at the lights at the entrance and the roundabout for peak and nonpeak times. They also studied increases for peak season analysis and feel that the roundabout is not going to back up to Parker Street. In terms of the traffic signal backing up to the roundabout this should not happen during normal conditions, during peak season it could back-up on Saturdays, on these days the signal could be controlled by police detail.

Chair D'Amour asked for questions from Board and Town Engineer. Pat Dunford from VHB stated those findings were consistent with his review, and his main comment was having a way to manage traffic backups when backups happen.

Chair D'Amour asked for comments from the public. Ken Estabrook asked if this analysis included truck traffic; Mr. Sobel stated it did. An abutter asked if this analysis included the traffic on Parker Street. Mr. Sobel talked about how the criteria are analyzed.

Next topic was water and sewer. John Kucich of Bohler Engineering stated there had been a lot of correspondence regarding water and sewer. The project fell under re-development; there was a current lift station on the site, and the collection system from the site to the wastewater treatment facility was existing however, the pumps would be replaced. On the water side, there was capacity in the existing

2

system for this project. The applicant provided the town an analysis of proposed water uses on average and peak days, both of which fell within the water management act.

Wayne Amico stated that the applicant submitted a memo dated March 27 that addressed water and sewer flows as just presented. The Town asked their consultant from Stantec to review the memo. In general the consultant agreed with the engineer. Garry McCarthy and Victor Olsen of Stantec, consultants to the Town on wastewater issues, went through their comments which were responded to in an April 11 memo. A recommendation was made to check the condition of the sewer line; an analysis would be done to check the flows.

Chair D'Amour asked for questions from the Board on the wastewater. Brent Mathison asked how the additional analysis was done, Mr. Amico stated they make sure there are no restrictions with the new flows downline. There was some previous metering which allowed one to look at that data and compare flows. Chair D'Amour asked about the comment regarding the condition of the on-site apparatus. Mr. Amico stated the applicant is replacing all the pumps; everything on-site was the applicant's responsibility.

Chair D'Amour asked for comments from the public.

Vic Tomyl asked how this would affect the Powdermill Road pump station which was already at 80%. Mr. Amico stated they asked the consultant to look at conditions downline to solidify that there were no issues. The flow from the site would be a reduction of 50% from what the previous uses at this site were.

Mr. Estabrook commented that the site had been vacant for so long that the capacities could be impacted by new residential construction that utilized the Powdermill pump station.

Mr. Kucich stated the pumps used to pump 300 gal/min new pumps would have two pumps that are 120 gal/min going into the town system. There would be more flow to the onsite system, but less discharge to the town infrastructure.

Chair D'Amour moved onto the water discussion. Mr. Olsen stated in the April 11 memo they addressed comments: the town's limit on the amount of gallons per day, the development getting close to those limits, and the town was working on another potential well site. They also had requested fire flow testing and irrigation to the site. Mr. Kucich stated that the Water Management Permit was an average day, on a peak day still below the limit, the fire flow testing has been done and submitted to the Town engineer, there was no irrigation. Water Management permit allowed 1.09 million gal/day. The Town had volume assigned per source, there were 6 sources and the cumulative was 1.09 million gal/day, this would not change until there was an application for a new drinking water well site through DEP which was in the beginning stages. It still had to go through the permitting process, which takes 2 to 5 years. Chair D'Amour asked how often the gal/day was exceeded; Wayne Amico responded quite a few times

in the summer. That was when the town instituted water bans and restricted outside water use. Chair D'Amour asked what the cost of a new well was, Mr. Amico replied around 1 million dollars. He said they had found a site that yields the gal/min, and needed to go through permitting with Conservation Commission and DEP.

Chair D'Amour asked for public comments.

Vic Tomyl talked about the presentation for the new source of water well, there was a well in that location that produces bad water, the residents of the town were not informed when sources were shut down, according to the presentation. He asked why the Town was not using White Pond as a water source. Mr. Amico commented that the town had been pursuing additional water sources; White Pond was on top of list however it was economically unappealing. He continued, the new location was near Old Marlboro Road where an owner had given some land. This site would offer more bang for the buck and the service water discharge would use same type of pump station with some modifications for increased yield.

Mr. Amico stated that it was a good working session in regards to traffic and landscaping. He said all parties were on the same page, that the plans need some modifications and should be ready for the next meeting.

Chair D'Amour discussed the topics for the next meeting. Town Planner Bill Nemser stated that design/architecture had been reviewed by consultant Mark Rosenshein and that he would give an overall analysis of what was proposed. The next meeting was May 9<sup>th</sup>, topics to be discussed included water/sewer, design/architecture, operations, and landscaping. The group would have another working group meeting. There were some modifications that had not been made on plans.

Meeting of May 9<sup>th</sup> would also discuss Stormwater Management.

*A motion was made by Andrew D'Amour to continue the four public hearings for 129 Parker Street to May 9, 2017 at 7 pm, seconded by Megan Zammuto. The board voted 4 to 0 in favor of the motion.*

**Zoning By-law Amendment: The Planning Board is considering sponsoring, and recommending to the Town Meeting of May 15, 2017, adoption of the Water Supply Protection District Map.**

Chair D'Amour stated the Board was considering sponsoring and recommending to Town Meeting adoption of the Water Supply Protection District Map. The Board had discussed this at an earlier meeting. Town Planner Bill Nemser stated there was a Water Supply Protection District bylaw that needed to be updated, the map needed to be adopted separately by vote at Town Meeting.

*A motion was made by Andrew D'Amour to sponsor and recommend approval to Town Meeting the adoption of the Water Supply Protection District Map, seconded by William Gosz. The Board voted 4 to 0 in favor of the motion.*

**Veterans' Memorial Park: (Continued from 03.28.17): The Town is requesting Site Plan approval to add an ADA compliant access ramp to Veterans' Memorial Park (located at the southeastern intersection of Nason Street and Summer Street) as well as additional ADA-compliant improvements to the park's interior. The Site Plan approval request is required for any alteration to a parking layout within the Central Business Zoning District and is limited to the ADA compliant access ramp configuration within the municipal parking lot.**

Chair D'Amour opened the continued public hearing. Town Planner Bill Nemser stated that Greg Tuzzolo had asked for clarification if the approval could be conditioned that it was strictly for the area where the ramp discharged into the parking lot for ADA conformance, it would not preclude other areas of the park. Community Preservation Committee has sponsored an article for the performance area, the balance of the improvements are anticipated to be funded from the town's existing, or a future, Community Development Block Grant.

Brent Mathison gave feedback from the Cultural Council of which he was also a member. He stated the original plans showed as staircase then ramp going from the park to the Basin, the Basin was one of the areas of focus of the Cultural Council, by moving the ramp it has taken away the gateway from the Veterans' Memorial Park to the downtown area. Bill Nemser commented that the ramp between Nason Street and the Basin was something people wanted to see, the Town didn't have the funds to do without addressing ADA compliance. The second comment Nemser heard from feedback both during park design community meetings and after were concerns about the ramp in the center of Veterans' Memorial Park was that it took away 6 to 12 parking spaces. However, Nemser said after the parking study was done, there may be space to create that ramp. Town Engineer Wayne Amico commented that his recollection was that it was going to take up too much space in the park. A question came up as to whether handicap accessibility has to be in the same place as regular access. The Board was in agreement that as long as this vote was only about the ramp and did not preclude other access into the Basin, they are in support of it.

*A motion was made by Andrew D'Amour to grant Site Plan approval to add an ADA compliant access ramp for Veterans' Memorial Park per the plans presented noting that approval does not preclude further design changes to the park overall, seconded by Brent Mathison. The Board voted 4 to 0 in favor of the motion.*

*A motion was made by Andrew D'Amour to adjourn, seconded by Brent Mathison.*

Meeting adjourned at 8:37 p.m.