

Minutes of the Maynard Planning Board
May 09, 2017 – 7pm
Maynard Town Hall Room 201

Members present: Chair Greg Tuzzolo, William Gosz, Brent Mathison, Samantha Elliott, Megan Zammuto

7:12 PM- Chair Tuzzolo called the meeting to order

Planning Board – Recommendation to Zoning Board of Appeals for 129 Parker Street: The Zoning Board of Appeals is requesting Planning Board provide a comment and recommendation letter consistent with 9.2 of the Zoning By-laws to allow development within the Water Supply Protection District.

Chair Tuzzolo asked the Town Planner Bill Nemser to give a summary of this matter: Nemser stated any construction within the Zone 2 Water Supply Protection Area requires a Special Permit from the Zoning Board of Appeals (ZBA). Nemser stated as part of the approval process, the Planning Board, Conservation and Board of Health are required to make a recommendation to the ZBA. The ZBA hearing is scheduled for May 22nd, the ZBA must determine whether they will issue the Special Permit. Purpose of tonight's hearing is to get a recommendation from the Planning Board to provide to the ZBA. For compliance the ZBA is making four determinations, the project:

1. is project in harmony with purposes and intent of Section 9.2, will it promote purposes of Water Supply Protection District,
2. is it appropriate to natural topography, soils and other characteristics of the site to be developed,
3. will not have adverse affect on environmental impact on any groundwater , water body or water course
4. will not have adverse affect on quality or quantity of existing or potential water supplies.

Nemser stated the Planning Board only has to provide any comments or recommendations it has to the ZBA.

Chair Tuzzolo asked for questions from the board. Chair Tuzzolo commented that there are a lot of elements to still be reviewed regarding water quantity and quality, should the Board be making a recommendation this early. Town Engineer Wayne Amico stated that he and Bill Nemser had this conversation and feels that because the project is still under review by the Planning Board; the ZBA Special Permit could be approved subject to the condition that the Planning Board approves the Site Plan. The Board agreed that the condition would provide adequate protection.

A motion was made by Greg Tuzzolo to provide a recommendation for approval of the Special Permit by the ZBA for development in the Water Supply Protection District, contingent on Planning Board Site Plan and Special Permit approval for the 129 Parker Street site. The motion was seconded by William Gosz. The board voted 4 to 0 in favor of the motion.

Public Hearings: a. 129 Parker Street (Continued from 04.25.17): 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. b. 129 Parker Street (Continued from 04.25.17): 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 opened the four continued public hearings, he then appointed Megan Zammuto as the fifth voting member as Andrew D'Amour was not be present tonight.

David Click presented on behalf of Attorney Catanzaro for Capital Properties Group, Mr. Click stated that tonight they will discuss site operations, traffic from an internal standpoint, landscaping and if time allows retail buildings architecture.

An operations manual was distributed to the Board. Katie Keefe property manager for Capital Properties went thru the operations packet. She discussed the building locations, suggested retail hours 7 am-11 pm, possibility of a 24 hour health club, delivery hours 7 am-10 pm; in the residential areas the main leasing office hours 9 am-6 pm Mon-Sat and Sun 11-5, safety lighting dusk to dawn, delivery hours 7 am-10 pm; restaurant areas Sun-Thurs 8am-12 am, Fri, Sat 8 am -1am, site lighting based on the type of restaurant, deliveries 7 am to 10 pm; grocery store 5 am-12 am Mon-Sun, site lighting with hours, but some safety lighting dusk to dawn, delivery for frozen and packaged foods before 9 pm, perishable 1 am-5am, sporadic lights dusk to dawn for safety; trash pickup hours Mon-Sat 6:30 am-6 pm. The next section details the services that are provided, groundskeeper maintains the property, empties trash, twice month site visit, landscape and snow removal contractors meet with occasionally, any new tenant meet and go thru everything site specific. Monthly preventative maintenance program was described next. Snow and ice management plan was reviewed all trucks and equipment on site will have plan. During holiday season will provide police detail to alleviate traffic, shrub and tree maintenance annually, spring, summer and fall fertilization is contracted, spring and fall cleanup timelines, once a year licensed engineer does a stormwater report that everything was flowing the way it should, once a year walk property with building ownership, for any changes that need to be done, daily oversee all the subcontractors, have a list of licensed contractors that tenants can call, billing and finances send out for competitive pricing. Next the snow and ice management plan map was shown and described for various snow levels. Spec sheets and details of pavement, monthly maintenance schedule.

Chair Tuzzolo commented that he will take comments from the Board and public keeping in mind that the Town engineer has not reviewed the plan and commented yet. Chair Tuzzolo would like to defer conversation on lighting until more complete site light presentation.

Megan Zammuto asked about the snow storage areas, how are they chosen and will they cause any visibility issues? The Applicants stated they try to keep them out of the residential areas, put where cars wouldn't be parking on a typical day. Wayne Amico asked if the monthly stormwater reports can be sent to the Town, this should be documented in the O & M documents, he also would like to make sure security lighting should be shown on the photometric plan. Brent Mathison wanted to ensure that the seasonal fertilization doesn't affect wetlands. Chair Tuzzolo asked if there is an operations location on the site where Capital Properties has office and stores materials; Ms. Keefe stated each building has an electric, utility storage room, not a separate building.

Questions from the public:

There were several questions about the suggested hours of operation; several residents felt the board should be specific about the hours of operation and delivery times. The abutters stated the hours that had been stated were essentially, 24 hours, and that is unacceptable to the quality of life in the neighborhood. Another abutter asked about the decibel level of the snow melter and asked why it had to run at night. The applicant stated the melter is a furnace on the bottom of truck, the front end loader would be making the noise, it runs dependent on when it snows, they won't work at night if don't have to. Abutters asked how it is handled if lighting needs to be revised because it is affecting the neighborhoods, Bill Nemser stated violations would be handled thru code enforcement. Nemser also noted the operations plan carries with the property regardless of owner.

Chair Tuzzolo stated this topic will be reviewed again after the review letter from the Town Engineer. Wayne Amico stated in response to the hours of operation and delivery, they will not give a lot of guidance on hours, that is for the Board to consider based on public and the Board's discretion.

Next topic was an update on traffic. Jason Sobel of Green International stated that a lot of ground has been covered but he will present a follow-up on items discussed last meeting and at the working group session. One issue was vehicle queuing from Parker Street into the site as well as the roundabout to Parker Street. Mr. Sobel showed a graphic of anticipated queues. In response to a peer review comments posing a question about the on-site parking, Mr. Sobel stated he used data and land uses and parking profiles, conducted analysis for weekday, weekend and peak parking demand. He noted there are 1772 spaces on site and did not expect issues with parking. Mr. Sobel stated they received peer review comments re: traffic study and off site traffic had a working meeting, will be submitting formal response in the next few days and plans will be revised based on the comments, would be helpful to have another working group.

Chair Tuzzolo asked for comments from the Board and public;

Brent Mathison asked if the delivery vehicles were included in the internal study, Mr. Sobel responded they were. The public had questions about number of accidents, granite curbing, entry drive widths, Mr. Sobel stated part of the traffic study included crash studies at all intersections, they are proposing rectangular crosswalk beacons for added safety.

The next topic to be discussed is landscaping. James Almonte from Veri Waterman Design presented the landscape plan. Veri Waterman Design has been working on the landscape plan based on comments from abutters and the concept plan. At the meeting of April 11, the interior landscape plan was presented however immediately prior to the meeting there was a comment letter from Town Engineer (VHB) and the issues raised had not been addressed in time for the meeting of April 11. The plans that were presented at this meeting had been revised and based on the review comments. Town Engineer Wayne Amico stated they have received the response letter and are reviewing the changes. The tree species are limited, Maple, Elm, Sycamore are susceptible to Asian Long Horn Beetles so can't be used. Chair Tuzzolo asked about the buffers, the plans still need to be revised in the buffer areas to be in-line with the concept plan. The changes with the specific plantings and fences were described. On the north side Mr. Almonte stated they are preserving most of the white pine buffer but may need to add some plantings in gaps. Chair Tuzzolo asked if there were invasive materials on the site. The response was there might be some bittersweet, haven't completed the study of the whole site. The landscape maintenance plan still needs to be reviewed.

Chair Tuzzolo asked for comments from the public:

There was a question about the berms on the North side not being shown on some of the plans, Town Counsel stated there appears to still be changes to be made to the landscape and maintenance plan after all the revisions a final set will be submitted for review. There were questions about the transformer locations, it was explained that is up to the electric company, an 8 ft fence will be installed along the buffer. There was discussion of the phasing of the project.

Next topic discussed was the retail architecture. Valerie Williams from HFA presented a packet of the retail design for Buildings R1-R5. She described the building materials, design, elevations, locations of utilities, veneer, awnings, siding, trim, storefronts and doors. Chair Tuzzolo introduced Mark Rosenshein the Design Consultant for the town. Mr. Rosenshein explained the design review is consistent with the concept plan and the overlay districts. This is a high use retail area, the materials are durable, the color palette is appropriate for the use. Chair Tuzzolo asked about illumination of signage for these stores. The lights will be backlit, signage will be discussed in greater detail at a later meeting. Renderings of the five buildings were shown and described. There were questions from the Board regarding the colors; Mr. Rosenshein recommended that the Board not allow too much variation in what changes will be allowed specific to tenant requests for different colors. A single tenant building could likely be a restaurant that wants to use their brand specific colors and design elements. The Board asked about Buildings 6-9, will they be reviewed under separate site plan review once tenants are known; the applicant was under the assumption that approval would be given for the design details not multiple site plan applications. Mr. Rosenshein stated that the applicant should show Buildings 6-9 and the only thing that would change is door locations, if sizes of tenant spaces changes, but that the Board should see all the buildings on the site and approve the design details.

The lighting package for the site was described, the photometric plan was presented by Ms. Williams, the light levels and types of fixtures were described. Chair Tuzzolo stated he would like to see a plan of various states of lighting hours. Mr. Rosenshein asked about the height of lights, try to keep the safety lighting as low as possible near the residential areas. The Chair stated public comments will be heard at the next meeting, after the Town Engineer has reviewed the plans.

An abutter stated some the architectural details seem industrial and vary from the concept plan, she also has concerns about the height of the building.

Chair Tuzzolo stated the next meeting would be May 23rd, topics to be discussed will be lighting, architectural designs, phasing, landscape follow-up, off-site traffic, however, some items may not be ready in two weeks.

A motion was made by Greg Tuzzolo to continue the four public hearings to May 23, 2017 at 7 pm, seconded by Brent Mathison. The Board voted 5 to 0 in favor of the motion.

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

Meeting adjourned at 10:21 p.m.