

Minutes of the Maynard Planning Board
May 23, 2017 – 7pm
Maynard Town Hall Room 201

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

7:08 PM- Chair Tuzzolo Call to Order

Open Table (update): As part of their 2016 Planning Board Special Permit approval, the Open Table is required to appear before the Board for an evaluation and provide an update. This appearance before the Board is at the approximate one year mark from the original approval.

Chair Tuzzolo welcomed the Open Table Executive Director Jeanine Calabria and noted that as the Open Table had not yet opened there was nothing to evaluate. Ms. Calabria stated they planned to open on August 7th; Chair Tuzzolo suggested the Open Table provide their report in 2018 (approximately a year from opening). The owners stated they will contact Bill Nemser for scheduling.

Chair Tuzzolo moved that Open Table annually return to the Board beginning one year from their opening date, seconded by Andrew D'Amour. The Board voted 5 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 reopened the four public hearings. Attorney Catanzaro gave a list of the topics they would be presenting tonight, update on traffic, operations re: property management plan, lighting/photometric and exterior architecture of buildings 6,7,8,9.

Traffic – The applicant's traffic engineer Jason Sobel, gave an update from the working meeting with Bill Nemser, Town Engineer Wayne Amico and Pat Dunford from VHB. He presented the previous concept plan – showed a modified design narrowing the pavement up by Old Marlboro Road: Mr. Sobel stated this design discouraged cut traffic thru the residential neighborhood he also noted plans had been submitted and were being reviewed by the town. Once they receive the Town's comments the offsite improvement plans would be revised accordingly. Wayne Amico stated the revised plan was based on a working meeting the Applicant had with Town staff in which a goal was to analyze and address the cut thru traffic (a key reason the Applicant asked for a modification of the 2009 plan; Mr. Amico stated they would like to hear comments from the Board and public). The Board agreed they thought it was an improvement; Megan Zammuto spoke as a resident of Old Marlboro Rd, and was thrilled with the changes. Ken Estabrook asked about street signage and noted drainage in that area was tough, and thinks this is a great alternative. Jason Sobel stated the signage is being worked on. After several abutters stated it would be good to see a representation of all the streets, Chair Tuzzolo stated that there was a larger presentation provided as part of the traffic study previously and that this specific area was an outstanding issue. Jason Sobel spoke about where the intersection lights, cross walks and sidewalks will go: Mr. Sobel also noted at a previous meeting, a member of the public asked about improvements at Great Rd/117 at Main Street. He stated that while in the most recent version of the MOA there was no mitigation for that intersection, the Applicant had agreed to do some minor traffic improvements at that intersection.

Operations –Katie Keefe, from Capital Properties presented next, she went through the operational changes from the last meeting, she noted the delivery hours would be changed to 7 a.m. to 7p.m., this would be mandated in the lease; she noted this would be for all retail and residential, all except the grocery store. Grocery frozen delivery was now proposed for 3 p.m. to 9 p.m. and perishable food

delivery between 1 a.m. to 5 a.m. Also included in the operational packet was a truck and delivery map, and details of the operations and maintenance plan reports were to be submitted to the Town regularly. Ms. Keefe also stated the snow and ice management plan was changed based on feedback from the last meeting.

Chair Tuzzolo asked about the snow storage areas, there was discussion of where the areas are located, the use of melting machines for large storms, hauling off-site, and runoff. There was concern about the wetland area and basin area with snow storage areas nearby. The applicant stated that a lot of this was addressed with the ZBA because it was in a Zone 2 Water Supply Protection District area.

The next item was the Applicant's Noise Study intended to evaluate noise levels generated by the project (including levels of the equipment to the residential areas). Chair Tuzzolo asked for comments from the Board or Town Engineer, Mr. Amico stated he had not reviewed the changes yet.

Residents asked the Board and the Applicant to consider what recourse there was for the early morning deliveries and truck noise impacting the neighbors. There were additional questions about the potential for environmental impact on the Town's water supply from deicing materials and the effectiveness of the stormwater system. Another question was asked by a resident about the two large retention ponds and the snow storage areas. Wayne Amico stated there had been two working sessions on the stormwater management, and had not received changes by the Applicant as proposed in the work sessions. Chair Tuzzolo stated that when stormwater was ready to be presented, the question would come up about snow storage. There were questions from the abutters about the snow melters, the locations of the basins, snow storage within the 45 ft landscape buffer and the decibel levels of the snow melters.

Lighting - Valerie Williams from HFA discussed building R-1 thru R-5 and lighting aspects; she provided revised plans showing the light levels and security lighting. The lighting after 1 a.m. would illuminate the main entrance drive, the residential area, the proposed health club and some general lighting throughout the site so that there were no dark corners. She described what the different lighting levels were based on the colors on the plan. Chair Tuzzolo suggested dimming the lights at 11:30 p.m and asked if the lighting plans been provided to the police for review: Bill Nemser stated the Police had been provided copies of the plans but had not received comments – he would confirm with the Police. Attorney Catanzaro stated the Planning Board can set the times for the lighting and these will be passed onto the tenants to follow.

Architecture – The design materials for building R6 were described, the building could possibly be a restaurant. The Board thought the building seemed very busy with the number of signs and materials used. Building R7 was then shown, this could possibly be two tenants, the siding types and colors were described. Buildings R8 and R9 were described as to location and siding materials and colors, door locations. An abutter asked about differences in the colors and materials from the site plan. There was discussion from the Board that the signage would be a separate meeting.

Construction sequencing and phasing – Dan Ruiz of Capital Properties. The parts of the site in the first phase would be the main entrance, grocery section, and Buildings R2-R5 (retail sections). Residential and Continuing Care would be in phase one or two. R1 will be in phase three. Buildings R6, 7, 8 will be in phase two, off-site traffic mitigation would be in phase one and two as mandated by the MOA. Dependent on when the plan is approved will determine the length of construction. An abutter asked for clarification that no CO's would be issued until a phase is completed, he wanted to make sure landscaping and buffering was done before issuance of the CO's. Chair Tuzzolo stated that the phasing plan should be specific as to all areas included in each phase, including landscaping, improvements, and an approximate timeline for each phase.

The topics for the next meeting were discussed for the next Planning Board meeting of June 13th, it was decided the Board should begin to compile conditions and details for the rough draft of the findings. A motion was made by Greg Tuzzolo to continue the four public hearings for 129 Parker Street to June 13, seconded by Samantha Elliott. The Board voted 5 to 0 in favor of the motion.

The Board reviewed the minutes of February 14, 2017 as edited. A motion was made by Andrew D'Amour to approve the minutes as edited, seconded by Greg Tuzzolo. The board voted 5 to 0 in favor of the motion.

A motion was made by Greg Tuzzolo to adjourn, seconded by Samantha Elliott. Meeting adjourned at 10 p.m.