

Maynard Planning Board
Minutes of the Meeting of June 13, 2017
2017 Maynard Town Hall, Room 201

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

7:11 PM – Chair Tuzzolo called the meeting to order

166 Parker Street (ANR): The petitioner Beth Cosgrove PO Box 424, Maynard, Ma. 01754, is requesting an Approval not Required (ANR) division for 166 Parker Street. The proposed ANR will not create any nonconforming lots.

The applicant Jesse Johnson presented the plan, it was an existing multi structure residence, both lots will have the required frontage and area. They met with the Building Inspector prior to finalizing the plan. The purpose of creating the new lot is potentially combining with an adjacent property for future development.

Greg Tuzzolo made a motion to approve the ANR for 166 Parker Street as presented tonight, seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

Public Hearings: a. 129 Parker Street (Continued from 05.23.17): 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 05.23.17): 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 continued hearings for 129 Parker Street. The applicant stated there are five open items, lighting and architecture; operations final review; discussion by Mark Rosenshein re: signage; construction phasing; and they have a hired a consultant to perform a noise impact study.

Lighting: Valerie Williamson presented the updates on the lighting. She presented a packet with the change to the lighting which will be softer and the brackets. She then discussed the photometrics, the plans were updated to show the sconces on the building. The photometric for after 1 a.m. have been updated to coordinate with overall operations; the locations of those lights were shown on an updated plan. Town Engineer Wayne Amico stated he had discussed the lighting with the Police Chief, he is ok with the plan but would like to check on it about six months after completion, so the lighting should be conditional on possibly requiring changes once the development is complete. Valerie then discussed the architecture changes to building R6 based on comments from the last meeting. Consultant Mark Rosenshein agreed that the changes were what had been discussed.

Operations schedule: A packet with the changes highlighted in yellow was handed out to the Board. The changes included the retail site lighting timing, dimming and security lighting to the retail, restaurant, and grocery store areas. There was also general security lighting from dusk to dawn. The Board discussed the timing as proposed, there were questions about clarifying what hours of operation are, the Board wants to limit the impact on surrounding properties especially around the grocery store. Attorney Catanzaro agreed that the schedules can be conditional on being changed once the project is constructed. Town Counsel stated that procedurally the modifications would come back before the Board for review. A summary of delivery times by departments was provided by Market 32, hours of operation (open to public) were proposed for 5 a.m. to 10 p.m. Chair Tuzzolo stated the hours of operation have been an issue of concern by the public, especially the 1 a.m. to 5 a.m. delivery times. It was discussed that most grocery stores are basically operating 24 hours with limited staff in overnight hours for receiving deliveries and stocking. Truck impact should be included in the noise study. Ken Estabrook commented that in 2009 the Board struggled with the same issues with delivery times, fumes and lighting the Board tried to control the lighting along the edges. Chair Tuzzolo stated the noise study findings will be discussed at the next meeting. Marie Gunderson expressed concern about the store being open at 5 a.m., and asked if there were specific employee parking areas to control the lighting so the whole lot was not lit after store hours. Another resident stated the delivery times will affect the abutters, she urged the Board to limit delivery hours. A member asked if there was a list of the number of deliveries per day. Trucking routes were discussed for the site. Wayne Amico stated that VHB has reviewed the traffic impact study. Pat Dunford from VHB stated the turning access and egress within the site were included in the study. The access point and turning routes were all done based on a tractor trailer truck, were satisfied with the diagrams provided. An abutter questioned the auto turn encroachments, Chair Tuzzolo asked the abutter to provide specific detail to Bill Nemser and the engineers will review. Hazardous materials sheets will be collected from all tenants, the procedures for disposal and clean up in event of a spill were described. A lot of this is regulated by the state. Snow and ice management plan revisions were discussed next. The biggest items were plowing to be done at 1 inch, de-icer will not be used as pre-treatment, de-icer is the magnesium salt. Changes the specs for the walkways, it is a more environmentally safe product called melt enviro-blend. Snow storage areas were shown. William Gosz asked about moving the large snow storage areas that are near the wetlands. Chair Tuzzolo asked if the products and location were discussed with the Conservation Commission. An abutter questioned the snow retention area in the lower portion of the property, she stated the area was proposed many years ago and moved due to the steep grades. Landscape services list was amended. Wayne Amico will review. The note that Stormwater management deficiencies will be reported to the Town, as well as follow-up of the remedy was added.

Signage: Consultant Mark Rosenshein discussed the conceptual signage plan and gave recommendations on the sizes of the different tier signs. The suggestion for managing the number and sizes of signs was discussed. Internally illuminated signs are not allowed in any district in Town, Market 32 is requesting internally illuminated signs. The applicant stated it was presented at Town Meeting that the sign would be internally illuminated. There was discussion as to whether the Planning Board has the discretion to allow internally illuminated signs in the NBOD. The Board was satisfied with the number of signs and allowing flexibility in the changes in sizes based on tenants, not to exceed specific

s.f. , there is a section of the NBOD bylaw that allows an increase in signs by Special Permit process. The Board and applicant agreed to discuss the internal illumination at the next meeting on the 19th .

Construction Phasing: Capital Properties presented a revised construction phasing plan. Phase 1 will include the landscape buffer, drainage, off site improvements beginning 60 days after permits approved. Phase II will begin 6 months after permits approved lasting 12-18 months. Phase III begin 60 days of leasing the buildings, 6-18 months. Phase IV will be 6-12 months. Chair Tuzzolo asked if completion of Phase I has to be done prior to other construction started.

Greg Tuzzolo made a motion to continue the four public hearings for 129 Parker Street to June 19, 2017 at 7 p.m. seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

Town Planner Updates:

Bill Nemser stated there is a draft for inclusionary zoning bylaw that will be coming before the Board. The Welcome to Maynard sign design has to be finalized. The mailbox issue at Acton Street has not been resolved, the applicant needs to be notified. Samantha is moving end of the month, it needs to be clarified if she can participate after she is not a resident, there is a resident interested in joining that will come to next meeting. Megan will become regular member then appoint an alternate.

Andrew D'Amour made a motion to adjourn, seconded by William Gosz.

Meeting adjourned at 9:55 p.m.