

**Maynard Planning Board**  
**June 27, 2017 - 7 p.m.**  
**195 Main Street, Room 201**

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

**7:15 PM - Chair Tuzzolo opened the meeting**

**Approval of Minutes (03.28.17, 04.11.17, 04.25.17 and 05.01.17)**

A motion was made by Chair Tuzzolo to approve the minutes of 3-28-17 as amended, seconded by William Gosz. The Board voted 5 to 0 in favor of the motion.

Chair Tuzzolo opened the continued 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 asked the applicant to begin his presentation. Attorney Catanzaro stated they have concluded their presentations and tonight they will go over the list of requested waivers from Planning Board Rules and Regulations and Landscape Regulations, the other outstanding issue is water and sewer. Their consultants are preparing a report in response to the Towns comments, not ready to address until the report is received.

Chair Tuzzolo read the list of the requested waivers. There were no questions about the requested waivers.

Chair Tuzzolo asked for an update on the water and sewer issue from Town Engineer Wayne Amico. Mr. Amico stated he had Stantech, the Towns consultants for water and sewer review the proposals. Garry McCarthy from Stantech and Victor Olson were present to address water and sewer issues. Garry McCarthy handles the water system, Victor Olson handles the sewer system. Rick handed out a memo of the findings of the capacity issues analysis, the report included existing conditions, flow data and created a model for the proposed project. The study looked at the impacts of the development and came up with a list of recommendations outlined in the memo. The town has had a meeting with the applicants sewer and water engineer on the recommendations, they are waiting for the applicant to give a response. There were no questions from the Board. Mr. McCarthy stated they have determined there is enough drinking water capacity for the project and the main sizes leading to the project are sufficient.

Wayne Amico gave an update on the storm water design, they have been working with the applicants engineer, almost satisfied with the storm water design. This is a zone II area, the design takes that into consideration. Griffin Ryder of VHB stated they have been working collaboratively with the applicants engineers, they are satisfied with the revisions and the engineers have been working on the final design changes which will meet all Department of Environmental Protection requirements. Chair Tuzzolo asked for Board or public comments on storm water. A resident asked if the pond size changes, the applicants engineer stated the pond volume is decreased and infiltration basins added in prior to reaching the pond. Chair Tuzzolo asked if there were concerns about the de-icing materials, Wayne Amico stated it may be condition limiting the amount of salts and require a monitoring/reporting program to Conservation at least bi-annually. Griffin Ryder commented that pre-treatment can drastically reduce the amount of salt that is required. There was a discussion regarding the pre-treatment and salt use and it was agreed that it is

best to require monitoring reports. Monitoring wells will be installed in the area where the new drinking water supply is proposed, reports of the monitoring wells will be provided. Town Planner Bill Nemser asked Mr. McCarthy if bi-annual reports were sufficient, he agreed and stated they should also provide a stated tested water sample.

Wayne Amico gave an update on the noise report, this was presented at the last meeting, VHB gave feedback, the applicants responded back to VHB June 20<sup>th</sup> responding to all VHB comments, there were a few minor outstanding issues, but the revised report essentially addresses the noise concerns, the applicant prepared this noise study voluntarily, it was not required by the Board. In response to comments about noise last meeting, Mr. Amico clarified two points about noise levels for roof top units and trucks on site making deliveries. There were a couple questions from residents on the required enclosures for the roof top units. The Board will review the revised study.

Wayne Amico followed up on landscaping was discussed a few meetings about, Wayne submitted to the applicant today a list of a few outstanding issues, a revised set of plans will be submitted in the next few days, then a final memo will be issued to the Board. A resident still had concerns about the buffer, the applicant stated they would provide additional screening on the Parker Street side for the resident, a plan will be submitted to the Town Engineer for review.

The applicant's engineer stated that by Friday the town should have the final revised design and landscape plans for final review.

Wayne Amico then addressed the question from a resident on turning templates, he asked the applicant's traffic engineer to prepare a formal response which has been reviewed and they feel it adequately addressed the comments. The resident who asked the question stated she appreciated the response but still had concerns about the crosswalk by Field Street.

A report on the drainage system from Peoples Engineering was submitted in response to requirements from Conservation Commission and Zoning Board of Appeals. The Board questioned whether the Planning Board conditions the stormwater requirements since it is not their jurisdiction, it is Conservation Commission. Bill Nemser stated there should be a condition in the Planning Board decision that requires compliance with the DEP stormwater regulations.

The Board went thru the final punchlist of outstanding issues. Bill Nemser stated the Planning Board will meet July 18<sup>th</sup>, the applicant has submitted the Special Permit applicants for the parking and interior signage lighting, these will be heard on the 18<sup>th</sup>. When the Board closes the hearing there are 90 days to issue a decision, Bill Nemser suggested between now and July 18<sup>th</sup> a draft decision be worked on with Town Counsel Jon Witten while the applicant is working out their final details, this can be reviewed at the meeting of July 18, the hearings cannot be closed until after the Zoning Board of Appeals meets on July 24. The Board stated to the public this does not indicate a decision has been made.

A resident asked for a clarification on delivery hours, Chair Tuzzolo responded that the noise study as amended is what the Board will use to determine mitigation. Bill Nemser stated he had contacted Market 31 for estimates on frequency and delivery times for other stores, the resident asked about the number of trucks, Chair Tuzzolo asked Bill Nemser to provide the most recent frequency of trucks and proposed delivery hours for review at the next meeting.

Bill Nemser noted that the meeting of July 18<sup>th</sup> will be held downstairs.

Chair Tuzzolo made a motion to continue the public hearings for 129 Parker Street to July 18, 2017 at 7 p.m., seconded by Andrew D'Amour. The Board voted 5 to 0 in favor of the motion.

Samantha Elliott made a motion to adjourn, seconded by William Gosz.

Meeting adjourned at 8:37 p.m.