

129 Parker Ad Hoc Committee (129AHC)

I. The Committee's Goal, Role, Process, and Work Space.

Our Goal: An optimal solution that is economically viable for the developer, protects the interests of Maynard and the surrounding neighborhoods, and will pass Town Meeting vote.

Our Role: We members of the Committee play a dual role in achieving this goal:

- A. Participate in discussions and advocate our own perspectives, as well as those of the public and property owner.
- B. Facilitate the decision process collaboratively towards an optimal solution that meets best the three criteria of "Our Goal."

Our Process:

Completed

Step 1: Input from Maynard citizens and property owner (direct input, public hearing input, previous proposals)

Our Steps

Step 2: Review previous input from public and property owner. Take these individual visions and craft a collective vision (this is where we are now)

Step 3: Review with public and property owner and refine

Step 4: Create 90% draft concept plan, initial draft amendments, and initial inputs to development plan.

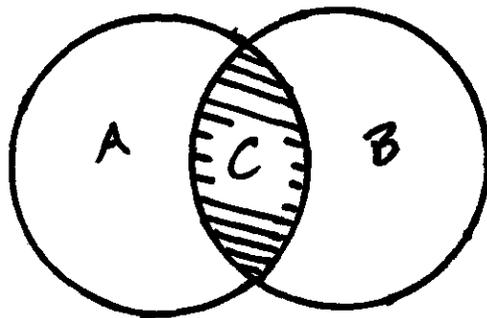
Subsequent Steps for PB and BOS

Step 5: Using outputs from 129AHC (90% draft concept plan, initial draft amendments, and initial inputs to development plan) as a starting point, the PB and BOS develop through public hearing process final versions for Town Meeting.

Step 6: Town Meeting to pass required amendments and concept plan.

Step 7: Conduct through the public hearing process the detailed site plan review.

Our WorkSpace:



- A. What the residents of Maynard want/need
- B. What the property owner wants/needs
- C. Intersection of A and B: We may be able to move new ideas into C, or existing ideas from A or B into C, but we cannot spend time in A and B.

II. What takes place at public meetings of the 129AHC?

All meetings of the 129AHC will be held in public, in accordance with Open Meeting Laws, duly publicized with 48 hours notice and an agenda stating the date, time, location, and matters that will be discussed or upon which action may be taken.

Meetings serve two purposes. First, members of the AHC work to **collect information, testimony, and comments** about the proposed development options at 129 Parker St.—including the impact of development on the surrounding neighborhoods and the Town as a whole—from a variety of sources, including the property owner, citizens of Maynard, professional experts, etc. Second, members of the AHC work to **deliberate and consider this information and make sound decisions** based on this information and their judgment.

Input from the public is a vital part of this process, of course. Strictly speaking, however, the purpose of these meetings is NOT to provide a forum for individuals to speak beyond what is necessary and appropriate to furnish information for the Committee to make effective decisions.

How can members of the public participate?

Under the Open Meeting Law, the public is permitted and welcome to attend all 129 AHC meetings.

Minutes and other records. The 129AHC is required to create and maintain accurate minutes of all meetings for review by members of the public. The minutes, which must be created and approved in a timely manner, provide the date, time and place of the meeting, a list of the members present or absent, and the decisions made and actions taken, including a record of all votes. The minutes furnish a summary of the discussions (not a transcript) on each subject. These minutes and other records will be posted to the 129 Parker St. Project web page at:

<http://www.townofmaynard-ma.gov/projects/129-parker-street/>

Questions. During public meetings, there will be opportunities for questions to be asked, generally first by Committee members, then by members of the public. These question-and-answer periods will be identified by the chair. Questions should be addressed to the chair, not to an individual providing testimony, or to other individuals in attendance. Individuals who disrupt the public meeting process will be asked by the chair to allow the proceedings to continue without disruption.

Recordings. Those attending public meetings may make an audio or video recording of the meeting. A member of the public who wishes to record a meeting must first notify the chair and must comply with reasonable requirements regarding audio or video equipment established by the chair so as not to interfere with the meeting. The chair is required to inform other attendees of any such recording at the beginning of the meeting. **PLEASE NOTE: All 129AHC meetings are being recorded to help us create accurate minutes of Committee meetings.**

III. What Should I Know About Development at 129 Parker Street?

A. What is 129 Parker Street? A 58-acre property located along Route 27 towards Sudbury, 129 Parker Street was occupied at one time by Digital Equipment Corporation, but became vacant in the mid-1990s. The current property owner—who has engaged a developer, Capital Group Properties—has proposed new commercial and residential development on the property. To make the project viable, the property owner is seeking to amend the existing Neighborhood Business Overlay District (NBOD) zoning that would permit more development than is currently allowed. The property owner may consider development options other than NBOD, as well.

- B. What is the NBOD?** The NBOD is a special "overlay" zoning, approved by Maynard voters in 2007, that allows, under certain restrictions, various "uses" (supermarket, healthcare facility, retail businesses, restaurants, garden center, health club, housing, and other similar uses) beyond the property's original industrial zoning. The intent of the NBOD is to encourage development of the property in a manner that is respectful of the surrounding neighborhoods and seeks to preserve Maynard's downtown. To accomplish these goals, the NBOD zoning includes specific restrictions on (a) the types of uses allowed, (b) the size of the buildings, and (c) the minimum "set-back" distance between the new development and surrounding residences. The NBOD zoning also gives Maynard residents the right to approve at Town Meeting a "Concept Plan" for the development, along with a draft development agreement, which (among other things) specifies what the developer will pay for off-site improvements to mitigate traffic, etc.
- C. What is a Concept Plan?** A Concept Plan is a broad pictorial view of the scale of the development, including:
1. the topography and features of the area to be developed, including the location of existing roads and structures,
 2. The general location and approximate sizes and principal uses of all proposed new buildings,
 3. The general architecture of the proposed structures,
 4. A preliminary traffic impact analysis, and
 5. A draft of the proposed development agreement between the Town and the property owner.
- D. What is the purpose of the Concept Plan?** The Concept Plan—within the confines of the Town's Zoning By-laws—provides a general conceptual view of the development. This initial step serves as a foundation for the more detailed Site Plan Approval process.
- E. What is Site Plan Approval?** Site Plan Approval is conducted by the Planning Board during a formal public hearing, for which abutters are individually notified and formal notice is put in the local newspaper and in Town Hall. During the Site Plan Approval process, the specific location of buildings, roads, sidewalks, etc., is determined. Also, the proposed development is evaluated by the Town Planner, Town Departments (e.g., Police, Fire, DPW, Schools, etc.), and peer engineers engaged by the Town (although paid for by the developer), who review traffic studies, stormwater plans, water, sewer, and various other information to determine the development's impacts on the Town and the surrounding neighborhoods. The public has the opportunity to participate in this public hearing process to ensure all impacts are fully evaluated and appropriately mitigated.
- F. How big of a development is currently allowed by the NBOD?** The current NBOD zoning allows 175,000 square feet of new commercial development, plus 100 units of housing. However, because of the weak market for office space, the current property owner demolished a ~400,000 square foot office building that would have part of the development under the original NBOD zoning, preferring to use that space for additional retail and/or housing.
- G. What are the advantages of development?** Development offers a number of benefits to Maynard, including (a) more convenient shopping and jobs, (b) additional tax revenue, (c) additional housing opportunities, and (d) off-site improvements to traffic and other town infrastructure.
- H. What are some of the concerns?** Some of the concerns associated with a new development of this size include (a) increased traffic traveling from the surrounding region to and from the property through the town's present street system, (b) stormwater drainage (including run-off of fertilizers, de-icers, and similar chemicals stored outside) into the wetlands to the west of the property and potentially into a source of the town's water, and (c) additional municipal expenses (for example, DPW, Fire, Police, Schools, etc.) or reduced property assessments in the surrounding neighborhoods and downtown that off-set any additional tax revenues from the development.