

**Maynard Planning Board
Minutes of the Meeting of July 18, 2017 (approved)**

7:07 p.m - Chair Tuzzolo opened the meeting

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

Minutes review: The Board reviewed the minutes of April 11, 25 and May 1

A motion was made by Greg Tuzzolo to approve the minutes of April 11, April 25 and May 1, 2017 as amended, seconded by Andrew D'Amour. The vote was 5 to 0.

Discussion -Waltham Street: Town Planner Bill Nemser stated that when the project was approved last year a fieldstone wall was required, the applicant came in for a minor modification requesting a split rail fence instated of the wall and a contribution into the sidewalk fund. Chair Tuzzolo asked Town Engineer Wayne Amico if this is an acceptable proposal, Wayne responded that the proposal was acceptable.

A motion was made by Greg Tuzzolo to approve payment from the developer of \$3000 into the sidewalk fund in lieu of the wall and to approve the as-built plans as submitted, seconded by Andrew D'Amour. The vote was 5 to 0.

William Gosz arrived at 7:12 p.m.

Continued Public Hearing for 129 Parker Street:

Chair Tuzzolo opened the continued public hearings for site plan review and special permits for 129 Parker Street. Chair Tuzzolo stated there are two additional special permit applications that have been received that will be heard concurrently with the three open public hearings, one is for reduction in parking spaces, landscaping and elimination of lightpoles, this is to add additional green space, the second special permit application is a request to allow for internal illumination of building signage.

Attorney Catanzaro stated that he thought the public hearing for the two new special permits was not until July 25th, the professionals to discuss the new special permits are not present tonight. It was his understanding that tonight was to finish up the other three special permits. Chair Tuzzolo stated discussion can be deferred to the 25th. William Gosz stated it would be unfair to the applicant to hear the Special Permits without the representatives to present the case.

Chair Tuzzolo stated the other topics to be discussed toning are an update on stormwater management, update on hours of operation and at 8 p.m. the Board of Selectmen (BOS) and Water and Sewer Commissioners will be present to hear a presentation on sewer capacity. Chair Tuzzolo asked Town Engineer Wayne Amico to discuss stormwater. Mr. Amico gave a summary, VHB has been working with the design engineer, they feel the system is the best practical system for a zone II, the applicant's

engineers has not had time to respond, there are just some final details on roof drain sizes and updated water quality calculation. The applicant has agreed to the recommendation of VHB and they are being incorporated into the final plans. There were no questions from the board on stormwater. Garry McCarthy engineer from Stamtech reported that the hydro geologist has provided a report on the monitoring wells, how they should be constructed and how often checked. Mr. Amico stated they were satisfied with the proposed monitoring wells, there were no questions from the board. An abutter asked about the timing of the bi-annual testing, Mr. McCarthy responded it would be in springtime and fall, this would be part of the operations manual.

Chair Tuzzolo moved onto the next topic, hours of operation for the grocery store. Town Planner Bill Nemser summarized the report that had been given to the board. The first part is about delivery times for Roche Bros. in surrounding towns, it listed delivery times allowed, restrictions, also did research on Price Chopper delivery hours. The last request was for information from other municipalities, the refrigerator truck condensers are fairly loud and towns have restrictions on times the condensers have to be turned off. The Planning Board decision in 2009 had some time limitations in the previously approved design plan. Chair Tuzzolo summarized that the applicant agrees to revisit in one year to make sure everything is working smoothly. There were no board questions; a resident asked if this is just deliveries or all activities. The sound study addressed the walls as shown on the plans a resident was concerned about the number of deliveries, Chair Tuzzolo stated they will continue this topic after the sewer water discussion.

The Board of Selectmen, Sewer and Water Commissioners joined the meeting. Chair Tuzzolo stated that they have asked the BOS and Sewer and Water Commissioners to join the board to discuss the capacity of the sewer system. He stated there is an agreement to provide four monitoring wells throughout the site to allow for biannual testing of runoff, this has been agreed by the applicant, town department and town engineer. Chair Tuzzolo asked Garry McCarthy of Stamtech to talk about the sewer capacity of the pipelines. Mr. McCarthy stated Stamtech has a report of the existing conditions and how it will handle additional flows, a sewer model has been built to see how the additional flows will be handled. The development shows a proposed pump station on site, showed areas of existing lines which are in fair condition, however the increased flow can be handled, the pump station was built in 1987 recommend some updated pumps and lines, also some wear and tear items. A board member asked if this development was not coming in how many of these updates would have to be addressed right now? Corey from Stantech stated there were no immediate concerns. The cost to the town for the discussed improvements is approximately 2 million dollars. Bill Nemser stated a letter was received from Stantech that was sent to the applicant with general proposals of what should be addressed and what amount the applicant was requested to pay. The applicant responded that they felt that a lot of the work needs to be done, their proposal was to share their percentage of the cost, Stantech has their report, he also stated they will also be paying in excess of 2 million dollars in sewer connection fees. There is already a sewer line into the project just adding some capacity. Chair Tuzzolo summarized that as of now there is no agreement yet on appropriate percentage or responsibility to be borne by the applicant. The

applicant also reminded the Board and public that it will be 2-4 years before this full project is done and at the additional capacity, Attorney Catanzaro stated the developer is contributing 2 million to sewer fees, they should be hooking into a working sewer. There was discussion on the phasing and improvements that will be required. The Memorandum of Agreement (MOA) deals with post development, Planning Board deals with pre and post development.

Chair Tuzzolo asked the Chairman of BOS to give a report on shipping and delivery schedules especially for perishable products. Having knowledge of the industry he stated that trucks have refrigeration units that can be shut off when entering the site, this eliminates the noise disruption these are usually early morning deliveries, trucks cannot idle for more than 5 minutes at a time. A lengthy discussion ensued about delivery times.

Chair Tuzzolo asked what is the status of the landscape plan; the applicant stated there will be a revised set of plans coming at end of week. The Board talked about what still needed to be addressed before closing the public hearings. A more complete presentation on the two new Special Permit applications will be discussed next week, sewer capacity is an ongoing topic. There is a draft decision in the works, Chair Tuzzolo's recommendation is that it is in the town's interest to present the draft decision while the public hearing is still open, the decision should not be finalized while open but a meeting where there can still be input from the applicant and the public would be beneficial to all. Once closed no more information can be heard, the board deliberates, in the interest of giving everyone an opportunity to give input, he proposed to continue to next week. Attorney Catanzaro responded that in terms of the sewer issue there still needs to be discussion; on the other two Special Permits he will give an overview. Important for the public and applicant to see draft decision prior to the hearing so meeting time can be used effectively. The board will review the decision and be prepared to discuss, then have time to deliberate after the hearings are closed.

The Board and applicant discussed future meeting dates, the Board will meet July 25th, then August 8th, the Board will meet August 1st if needed, a lot depends on the sewer conversations. The Board then discussed the timelines for issuing the decision from the close of the hearings.

A motion was made by Greg Tuzzolo to continue the public hearings for the Site Plan and Special Permits for 129 Parker Street to July 25th at 7 p.m., seconded by Andrew D'Amour.

A motion was made by Greg Tuzzolo to adjourn, seconded by Andrew D'Amour.

Meeting adjourned at 9:29 p.m.