

**Minutes of the Maynard Planning Board (approved)**  
**195 Main Street, Room 201**  
**July 25, 2017 - 7 p.m.**

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

Chair Tuzzolo opened the meeting at 7:19 p.m.

Chair Tuzzolo opened the Public Hearings: a. 129 Parker Street (Continued from 07.18.17): 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 07.18.17): 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). Continued from 05.23.17. ii. a Multi-family Dwelling (up to 180 units). Continued from 05.23.17. iii. a Continuing Care Retirement Community (143 units). Continued from 05.23.17. iv. Relief from Signage Regulations (allow for internally lighted wall signage on buildings). v. Relief from Parking Standards to allow for: • a reduction in the number of required parking spaces. • fewer than the required number of raised landscaped islands situated throughout the parking field with dimensions, locations and designs variant from those required. • elimination of light poles in certain raised landscape islands and the installation of light poles in paved areas of the parking field, all as depicted on the submitted Development Site Plans and as consistent with the approved Concept Plan.

Chair Tuzzolo asked the applicant's Attorney to begin his presentation. Attorney Catanzaro stated they have no new information, it was agreed at the meeting of July 18 not to close the hearing, he stated they received a copy of the draft decision late Friday afternoon, but have not been able to get thru the whole decision and there are they are not prepared to discuss the substance of the decision tonight. There is a lot of material, once reviewed he will address with client and contact Town Counsel and then have a meaningful discussion. Substantively there are a lot of issues that they may agree to but do not agree with the way they were drafted, they want to discuss them with Town Counsel before having open to public comment.

Chair Tuzzolo stated the outstanding issues are discussion of sewer update, the two new special permits, potential discussion of the draft decision which the applicant, board and public got a copy of on Friday. Chair Tuzzolo asked Town Counsel Barbara Carboni about the drafting of the decision which has been done by Town Planner Bill Nemser and Town Counsel. Attorney Carboni stated that a draft decision serves a couple of functions, it is framework to discuss how the board is looking at the special permits, it also is useful to get the applicants feedback as long as the public hearing is open, it is still up to the board how to word and condition the final decision. Feedback should occur in public, it is appropriate to hear feedback from the public on the decision, as much as the board chooses to entertain the

discussion. Andrew D'Amour asked if it is appropriate to hear from public since applicant is not prepared to discuss. Chair Tuzzolo wants to discuss the draft and then close the public hearing and form the final decision by the board. Another member stated it may not be efficient to hear public comment if there are things that are going to change.

Chair Tuzzolo stated they will talk about the new items and table the discussion on the decision. Town Counsel stated it is important to give the public time to comment on the draft before closing the public hearing.

Chair Tuzzolo started the discussion on the two new special permits. Attorney Catanzaro stated the Special Permit for building signage is to allow internal illuminated signs, they feel that during discussions it was made clear that they would be using internal illumination but because it was not specifically addressed in the concept plan it was determined that the Special Permit is required. The lighting is unobtrusive to the neighborhood by looking at the plans it is obvious that the signs would be internally illuminated, he asked the board to consider that. There were no questions from the Board. Chair Tuzzolo opened the discussion to public comment. The resident from 119 Parker Street stated she does not think the signs have to be internally lit, backlit signs are better; the concept plan did not show the internal signs but doesn't think that this will enhance the neighborhood character, this is a residential area. Board member Brent Mathison asked if there are restrictions on the times the signs are lit, the response was hours of operation. Member Samantha Elliott stated that backlit signs are technically reverse channel lit, which is an internally illuminated. Town Counsel stated the Board can approve with conditions. The resident from 11 Dettling Road stated that at the hearing for the pylon sign great detail was given, why not for these signs. Attorney Catanzaro stated the sign consultant has been here twice, if the Board would like, he will have him come to the next meeting, this is a universal Special Permit request to allow internally lit building signs, the board can condition as they see fit.

Chair Tuzzolo agreed that since there are questions from board and public, it might be good to have more detail, before setting conditions. Town Planner Bill Nemser stated that peer review consultant Mark Rosenshine and the applicant worked offline to make sure the plan meets the requirements for signage details ie size, details etc., lighting is the only issue here. The applicant agreed to bring some samples and the sign consultant to the next meeting. Another resident spoke saying internally lit signs should not be allowed, this project is surrounded on three sides by residential areas, at least keep the signs that face Parker Street non illuminated. Town Engineer Wayne Amico commented that all entries are inward so maybe a resolution would be not having lit signs facing Parker Street and allowing the internal illumination at the tenant entrances.

Chair Tuzzolo moved onto the next topic the Special Permit request for a reduction in the number of required parking spaces, raised landscaped islands, elimination of light poles in certain raised landscape islands and the installation of light poles in paved areas of the parking field, all as depicted on the submitted Development Site Plans and as consistent with the approved Concept Plan. Attorney Catanzaro stated that this Special Permit request is because the town wanted more landscaping

between Parker Street and the development, so to create more green space have to reduce parking spaces, increase vegetation thru-out the facility. All buildings are at least 10 feet from Parkers Street, more landscaping between Parker Street and buildings eliminates 64 parking spaces from the original site plan, it was suggested by the engineers to remove some of the raised islands in front of R1 and R3, with island widths that are narrower. In addition they are looking for relief from placement of light poles, have shown in places where feasible, this is required because the Town Engineer and Boards proposed these changes. There were no questions from the Board or public.

Chair Tuzzolo asked Town Engineer Wayne Amico to give an update on the sewer improvements. Mr. Amico stated they have come up with a solution from the discussion last week, Stamtech Engineering did an evaluation of downstream sewer, there are 9 items that need to be modified or remedied to handle the additional flow, to adequately offset the impacts of the project. The town has discussed with the applicant, applicant will contribute a certain % to offset contribution to the sewer, Mr. Amico will submit a memo to Board for the record that documents what Stamtech was asked to do, comments between Stamtech and the applicant and final recommendations. This is an agreeable solution by both the town and the applicant. Board will review the memo once received, the applicant stated the draft decision will need to be refined to the appropriate language for the condition that addresses this item.

Chair Tuzzolo moved onto the next topic, estimated number of deliveries. Attorney Catanzaro gave a report from Price Chopper giving an approximate amount of deliveries per week, this is just for perishables, groceries and frozen foods, these are the deliveries that are usually early in the morning in large trucks.

Chair Tuzzolo stated that the Board will meet on August 1<sup>st</sup> to talk about signage, and on August 8<sup>th</sup> will go thru the draft decision, this will give time for applicant to get the comments to Town Counsel and update the draft. Chair Tuzzolo stated that if anyone from the public cannot attend the 8<sup>th</sup> the Board will listen to their comments now or they can submit comments to Bill Nemser by email. The applicant asked that they receive copies of any comments from the public so they will be ready to address on August 8.

Chair Tuzzolo brought up an item he would like to have added to the decision, he wants a requirement that the buildings achieve a minimum of 30% reduction of indoor water consumption, details are attached to the proposal for the board and the applicant to review and comment on August 8.

Town Engineer Wayne Amico stated they are just waiting for final drainage edits and landscape plan.

***A motion was made by Greg Tuzzolo to continue the public hearings for 129 Parker Street to August 1 at 7 p.m. at 195 Main Street, seconded by William Gosz. The Board voted 5 to 0.***

Discussion: Sudbury @ Main Street: The applicants met with the Town Planner, Town Engineer and Building Commissioner today and would like to show the Board the proposal for the site and get some feedback before the formal application is submitted.

Tim Hess C2 Architects, Steve Poole and owners were present. Tim Hess stated they are here to get early feedback for the proposed project which will need a site plan review that will include design review. Mr. Hess showed the Board the site plan and illustrations for design and landscape review. Mr. Hess stated they have received approval from Conservation Commission for stormwater issues, have met with Wayne Amico, Building Commissioner Rick Asmann and Bill Nemser for a preliminary site plan review meeting. They would like some feedback from the board in order to be better prepared with the submission, they then showed a video of the proposed project. They handed out a packet of the project and went thru the details of what will be proposed a drive-thru coffee shop, gas station, they discussed ingress and egress paths, there will be another building possibly a bank, the plan showed a 1380 s.f. building and described the traffic paths for that building. A plan view of the model was shown to the board. The Board asked some questions about what permits would be required. Bill Nemser stated there is a current use special permit for a gas station. As proposed the filing would require two drive thru special permits, signage special permit, site plan review. Bill Nemser wanted the board to give some feedback because this is Downtown Overlay District (DOD) district which mandates two story structures and have a level design standard.

Chair Tuzzolo asked for questions or comments from the Board. Andrew D'Amour asked about the amount of traffic and the proximity to the rail trail. Traffic would need to be looked at queuing times for cars at the intersection adjacent to the rail trail, somewhat difficult intersection already; however he likes a lot of the proposal. Megan Zammuto commented that she likes the commitment to green space and pedestrian access, nice gateway to downtown, great to provide amenities along the bike path, this meets a lot of community development goals. Brent Mathison stated this site is also a gateway to cultural district, a structure with visual interest and pedestrian friendly is nice. Chair Tuzzolo raised the issue of parking, gas station feels realistic, bank feels like a lot for the site, understands that they are trying to go by the criteria of the code, concerned about Sudbury Street curbcut, this proposal is an improvement to what is there now, it is a single property designed as two separate projects, interested in seeing how it could be one integrated site sharing parking and curb cuts. Town engineer Wayne Amico stated at the meeting this morning they did talk about narrowing the driveway so that it is an exit only, having the bank segregated, bank is low traffic generator.

Tim Hess asked about the landscape regulations.

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

Meeting adjourned at 9:35 p.m.