

**Maynard Planning Board – Meeting and Public Hearing
February 13, 2018 - 7 p.m.
195 Main Street, Room 201**

Board Members Present: Andrew D’Amour – Vice Chair/Acting Chair, Brent Mathison, Megan Zammuto (arrived 7:05 p.m.), William Gosz (arrived 7:10 p.m.), Bill Cranshaw

Others Present: Bill Nemser – Town Planner, Wayne Amico – Town Engineer

Called to Order at 7:03 p.m. by Andrew D’Amour

Bond Release Request for Keene Avenue Subdivision

Progress has been made on the previously outstanding improvements. Wayne Amico and Bill Nemser agreed to reduce the surety bonds from \$135,000 to \$30,000.

Andrew D’Amour made a motion to release the \$135,000 surety bonds and establish new bonds in the amount of \$30,000. The motion was seconded by Brent Mathison.

The Board voted 3-0 in favor of the motion.

Approval of Minutes

Andrew D’Amour made a motion to approve the Minutes of 01-02-18 and 01-23-18, which was seconded by Brent Mathison.

The Board voted 4-0 in favor of the motion.

Planning Board Fee Schedule – Request for Adjustment

Bill Nemser requested a change in the Planning Board Rules and Regulations to allow for an up-front collection of fees for postage of certified return receipt requests on notifications sent to abutters of proposed projects.

Andrew D’Amour made a motion to accept proposed changes to the Planning Board Rules and Regulations of the fee schedule, which was seconded by Megan Zammuto.

The Board voted 4-0 in favor of the motion.

Public Hearing – 173 Main Street (Mill View Condos)

Andrew D’Amour re-opened the Public Hearing for the 173 Street Main Street (Mill View Condos) project.

Doug Lees of Land Engineering & Environmental Services, Inc. and developer Walter Eriksen presented a revised plan that addresses the concerns brought up in the previous public hearing on 1-23-18. The two buildings that were originally planned for the back of the development were removed from the plans, so the project was reduced from seven units to five units.

Ellen Greendale of the Maynard Conservation Commission indicated that the plan is fine from a conservation perspective.

Tim Hess of 186 Main Street asked for a copy of the developer's requested waivers. He expressed support of a project being developed at 173 Main Street to fill the void that exists at that empty lot, but is not supportive of the planned project as presented since he feels that it is not consistent with the guidelines and vision of the Business Overlay District By-Laws. His preference would be a mixed-use building with different design/aesthetic features than what is planned. He suggested some possible design changes to the proposed building.

Vincent Dinh of 165 Main Street asked for clarification of the planned parking area behind the proposed condos.

Walter Eriksen confirmed that the fence that prevents additional access to the easement behind the buildings adjacent to 173 Main Street was not erected illegally.

Wayne Amico asked that two conditions be added to any approval of the proposed development:

- 1) Requirement of two pedestrian warning signs
- 2) Town Engineering review of drainage analysis submitted by the applicant

Andrew D'Amour made a motion to close the Public Hearing for 173 Main Street (Mill View Condos) in order to move to deliberation, and the motion was seconded Brent Mathison.

The Board voted 5-0 in favor of the motion.

The Board deliberated.

Andrew D'Amour made a motion to waive the requirement for a 20' interior driveway for the 173 Main Street (Mill View Condos) project. Megan Zammuto seconded the motion.

The Board voted 5-0 in favor of the motion.

Andrew D'Amour made a motion to waive the requirement for a photometric analysis for the 173 Main Street (Mill View Condos) project. Brent Mathison seconded the motion.

The Board voted 5-0 in favor of the motion.

Andrew D'Amour made a motion to waive the requirement for underground utilities for the 173 Main Street – Mill View Condos project. Brent Mathison seconded the motion.

The Board voted 5-0 in favor of the motion.

Andrew D'Amour made a motion to approve a special permit for 173 Main Street (Mill View Condos) subject to the following conditions: Town Engineer's analysis of the applicant's drainage calculations and the applicant's adherence to the Town Engineer's requirement of two pedestrian warning signs. Megan Zammuto seconded the motion.

The Board voted 5-0 in favor of the motion.

Andrew D'Amour made a motion to approve the revised site plan for five units at 173 Main Street (Mill View Condos), which was seconded by Brent Mathison.

Public Hearing – Inclusionary Zoning By-law

Andrew D'Amour re-opened the Public Hearing for the Inclusionary Zoning By-Law.

The Board discussed the topic of the threshold for affordable housing requirements in new development projects and whether or not the number should be revisited.

Andrew D'Amour made a motion to continue the Public Hearing for the Inclusionary Zoning By-Law to February 27, 2018, which was seconded by Bill Cranshaw.

The Board voted 5-0 in favor of the motion.

Town Planner Updates

Jim McDonald purchased the Gruber Brothers property and plans mixed use there. He will come to speak to the Board informally at the March 13, 2018 meeting.

Emerson will occupy the old Walgreens building.

There have been some personnel changes in the Office of Municipal Services.

Andrew D'Amour made a motion to adjourn, which was seconded by Bill Cranshaw.

The Board voted 5-0 in favor of the motion.

Adjourned at 9:03 p.m.