

Maynard Planning Board – Meeting and Public Hearing
April 10, 2018 - 7 p.m.
195 Main Street, Room 101

Board Members Present: Greg Tuzzolo – Chair, Andrew D’Amour – Vice Chair, Brent Mathison, Megan Zammuto, Bill Cranshaw

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

Called to Order at 7:00 p.m. by Greg Tuzzolo

Approval of Minutes

The Board reviewed the Minutes from 09.26.17, 10.10.17, 10.24.17, 12.12.17, 03.20.18. The Board agreed to amend the Minutes of 09.26.17 to specify that Andrew D’Amour participated via phone only for the Public Hearing for *129 Acton Street*.

Greg Tuzzolo made a motion to approve the amended Minutes for 09.26.17 and the Minutes as submitted for 10.10.17, 10.24.17, 12.12.17, and 03.20.18, which was seconded by Brent Mathison.

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

Public Hearing – 10 Riverbank Road

The petitioner, James MacDonald of MacDonald Development, Inc., was in attendance at the Public Hearing to present information on his request for a special permit for the construction of three residential units at 10 Riverbank Road. The Board asked several questions of the petitioner to determine whether the proposed project meets the criteria for a special permit within the Downtown Overlay District (DOD). The Board asked the petitioner if he would consider removing part of the pavement in front of the building to create a landscaped area that would help with runoff. James MacDonald agreed to revise his site plan to include the requested change.

Greg Tuzzolo made a motion to continue the Public Hearing to April 24, 2018, which was seconded by Andrew D’Amour.

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

Public Hearing – 170 Main Street

Greg Tuzzolo opened the Public Hearing for the 170 Main Street project to demolish the existing gas station and create a mixed use space for a gas station, convenience store with drive-thru, and bank with drive-thru. The petitioner was in attendance, along with the design engineer and the architect for

project, at the Public Hearing to present the site design and building design plan concepts. The petitioner indicated that he has already been working with the Conservation Commission regarding storm water drainage.

The Board asked several questions related to traffic flow in and out of the parking lot, pedestrian accessibility, canopy lighting, parking spaces, etc. They requested a time table for deliveries, lighting, hours of operation, types of delivery vehicles, etc. The Board also reviewed signage concepts. Because the property will be in the DOD, there will be a separate review of the specific design features of the proposed building. The Board and petitioner also discussed access to the rail trail from Main Street as well as landscaping around the property. The Board will send additional comments to Bill Nemser after further review of the proposed project.

A resident abutter asked about bright lights from the back of the property shining on the homes on High Street, directly behind the property. She asked that the petitioner consider some sort of fencing behind the property to protect the abutters from property lighting and lights from cars entering the parking lot. The petitioner agreed to consider it.

A resident abutter recommended that the green area at High Street not be used for snow piles.

Vincent Dinh, owner of 174 Main Street, which is adjacent to the proposed project, is concerned about pedestrian crossing at the entrance/exit of the property.

Greg Tuzzolo made a motion to continue the Public Hearing for 170 Main Street to May 15, 2018, which was seconded by Andrew D'Amour.

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

Planning Board Regulations

Greg Tuzzolo requested that the topic of PB Regulations be moved to the 04.24.18 meeting.

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

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

Adjourned at 9:59 p.m.