

Special Permit and Site Plan Modification
Maynard Square, 115 Main Street, Maynard, MA
June 2023

MacDonald Development seeks to modify their Special Permit and Site Plan approval for Maynard Square (the Project) at 115 Main Street in Maynard, Massachusetts, identified as Maynard Assessor's Map #14 Parcel #0145 (the Property). The proposed building has been redesigned such that the garage is located below grade. This has necessitated the following changes to the Project and Site Plans:

- 1) A second driveway from the municipal parking lot behind (north of) the Property for access to the at grade parking lot left (west) of the proposed building.
- 2) Reconfiguration of the at grade parking lot left (west) side of the building.
- 3) Minor changes to the utilities and stormwater system along the left (west) side of the building.
- 4) Additional retaining walls along the second driveway
- 5) A net loss of an additional parking space in the Municipal Lot

The following aspects of the Project and Site Plans will not change: *Note: there are many more aspects of the site that are not changing, however here is a summary of the major points for discussion purposes.

- A) The number of residential units (26).
- B) The size and configuration of the commercial space located at the front (south side) of the building along Main Street (1,670 S.F.)
- C) The number of proposed parking spaces on the Property (30).
- D) The construction of the promenade and its connection to the trail to the north and sidewalk to the south.
- E) Landscaping, hardscape, and lighting improvements along the promenade.
- F) The replacement of the retaining wall along the Assabet River.
- G) Improvements to Main Street, including new accessible sidewalk ramps and crosswalks at Main and Walnut Street and traffic signage along Main Street.
- H) Utility connections for sewer and water in Main Street, with improvements to the sewer system in Main Street.

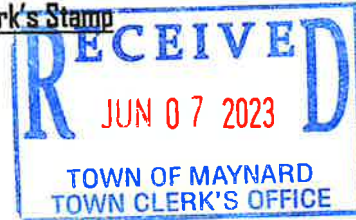
To be completed by Planning Office

Application No.: PB2306

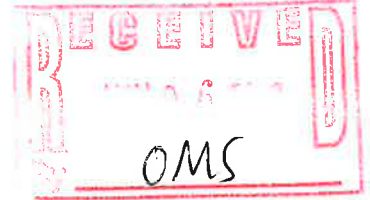
Fee Paid: \$ 200

Date Completed and Filed: 6/7/23

Town Clerk's Stamp



Planning Board
Town of Maynard
195 Main Street, Maynard, MA 01754
Tel: 978-897-1302 www.townofmaynard.net



Application for Special Permit

This is an application for Special Permit approval as provided for in Section 10 of the Zoning Bylaws of the Town of Maynard

Please file completed form with the Office of Municipal Services. The following materials are also required:

- Fees as determined in Appendix "A" (current Planning Board Fee Schedule).
- An abutter list and map from the Property Assessor's Office.
- Seven copies of all studies and documentation as required by project. Four sets of full size plans (approx 2' x 3'). Eleven copies of 11 x 17 plans. Additional copies may be requested.
- An electronic copy of all plans and materials.
- All plans, surveys and other materials must be prepared consistent with requirements as listed in the Planning Board Rules and Regulations. Failure to provide materials may result in delay of application processing.

Date: 05/23/2023

Applicant (print): MacDonald Development, Inc.

Applicant address: 10 Main Street, Maynard, MA

Applicant phone and e-mail: 781-307-1684; macdonalddevelopmentinc@gmail.com

Property Owner (print): James G. MacDonald

Property Owner address: Same

Property Owner phone/e-mail: Same

Land Design Collaborative

Plan prepared by (Engineer/Architect/ Property Surveyor): Michael Scott P.E. Date _____

Address: Land Design Collaborative, 45 Lyman Street, Suite 1, Westborough, Ma 01581 License #: 40863-C

Phone: 508-952-6300

Email: mscott@ldcollaborative.com

Location of Site:

Assessor's Map # 14 Parcel # 0145 Zoning District DOD Size of Existing Buildings, if applicable 10,704 s.f. (recently demolished)

Present use of site: Retail Use (recently demolished, now vacant)

Application for Special Permit (continued)

Justification Statement: please attach a complete explanation of the request on a separate sheet. Please note: Special Permits may only be granted if the issuing authority determines the adverse effects of the proposed use will not outweigh the beneficial impacts to the town or neighborhood. Specifically Section 10.4.2 of the Maynard Zoning Bylaws "Special Permit Criteria" requires the determination must address:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on town services, tax base, and employment.

Additionally, the following points, based on Massachusetts General Laws, Chapter 40A, Section 9, should be identified and factually supported within the Justification Statement and verbally at the hearing:

1. The particular type of Use proposed for the Property or Structure, if any;
The conditions and character of operations of the proposed Use which show that it will be in harmony
2. with the general purpose and intent of the District and the By-Laws; and
3. The nature of the proposed Use in relation to both the general and specific provisions of the Bylaws governing that Use and the District it is located.

The Justification Statement should clearly address how the request affects these factors.

Supplementary Information: It is encouraged for the Applicant to provide any letters of support, photos, drawings or other materials that may assist the Board in making a determination.

Failure to present evidence in one or more of the foregoing areas may result in the petition being denied by the Planning Board. The Planning Board cannot draw from the petitioner the necessary evidence to grant the petition if improperly presented.

I hereby request a hearing before the Planning Board with reference to the above Application.

Signature of Applicant(or Representative): James M. MacDonald **Date:** 5-31-23

Address (if not Applicant): _____

Phone/e-mail: (781)307-1684 / macdonalddevelopmentinc@gmail.com

Signature of Owner (if not Applicant): James M. MacDonald **Date:** 5-31-23

Address (if not Applicant): _____

Phone/e-mail: (781)307-1684 / macdonalddevelopmentinc@gmail.com

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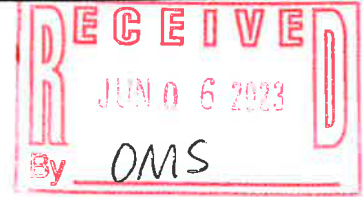
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To be completed by Planning Office:
Application No.: PB2306
Fee Paid: \$200 check #1158
Date Application Completed and Files:

Town Clerk's Stamp



Planning Board
Town of Maynard
195 Main Street, Maynard, MA 01754
Tel: 978-897-1302 www.townofmaynard.net



Application for Site Plan Review

This is an application for Site Plan Approval as provided for in Section 10 of the Zoning Bylaws of the Town of Maynard

Please file completed form with the Office of Municipal Services. The following materials are also required:

- Fees as determined in Appendix "A" (current Planning Board Fee Schedule).
- An abutter list and map from the Property Assessor's Office.
- An electronic copy of all plans and materials.
- Seven copies of all studies and documentation as required by project. Four sets of full size plans (approx 2' x 3'). Eleven copies of 11 x 17 plans. Additional copies may be requested.
- All plans, surveys and other materials must be prepared consistent with requirements as listed in the Planning Board Rules and Regulations. Failure to provide materials may result in delay of application processing.

Date: 05/23/2023

Applicant (print): James G. MacDonald / MacDonald Development, Inc. Applicant (sign): *James G. MacDonald*

Applicant address: 10 Main Street, Maynard, MA

Applicant phone/e-mail: 781-307-1684; macdonalddevelopmentinc@gmail.com

Property Owner (print): James G. MacDonald / Maynard Square, LLC Land Owner (sign): _____

Property Owner address: Same as Applicant

Property Owner phone/e-mail: Same as Applicant

Plan prepared by(Engineer/Architect): Michael Scott (Engineer) / Peter Karb (Architect)

Dated: 5/23/2023 License #: 40863-C (Engineer) / #5206 (Architect)

Address: Land Design Collaborative, 45 Lyman Street, Suite 1, Westborough, Ma 01581 / 33 Green Street, Ashland, MA (Architect)

Phone/e-mail: 508-952-6300 mscott@ldcollaborative.com

Location of Site: 115 Main Street, Maynard

Assessor's Map 14 Lot 0145

Present use of site: Retail Store

Zoning District: DOD

Give size of existing buildings, if applicable: 10,704 s.f. (recently demolished)

Give extent of proposed application, if applicable: See Cover Letter

**Site Plan Approval Application
(continuation)**

Deed of property recorded in South Middlesex County Registry of Deeds in Book 69777, Page 56 or Property Court Certificate of Title No. _____, registered in _____ District, Book _____, Page _____, and Town of Maynard

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statement made in this application

Applicant's signature: James D. MacDonald Date: 5 31 23

Signature of Owner,
(If different than Applicant): James D. MacDonald Date: 5 31 23