



TOWN OF MAYNARD
Office of Municipal Services

MUNICIPAL BUILDING

195 Main Street

Maynard, MA 01754

Tel: 978-897-1302

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www.townofmaynard-ma.gov

RECEIVED

AUG 15 2019

TOWN CLERK'S OFFICE
MAYNARD, MA 01754

The **Maynard** Advantage
New England Living for Everyone

Planning Board Determination of Minor Site Plan Modification

To: Michelle Sokolowski, Town Clerk
From: Bill Nemser, Town Planner
Date: August 13, 2019
Subject: Maynard Crossing (129 Parker Street) Minor Modification to Site Plan

Background

At the Planning Board meeting of October 16, 2018, the developer of Maynard Crossing (129 Parker Street), Capital Group Properties, requested a minor modification to the approved site plan for the project.

The proposed modification increases the square footage of the R9 retail building from 12,154 to 16,999 and the R10 grocery building from 68,000 to 69,338. The total square footage with requested modification remains below the 310,000 overall project square footage authorized by the Town Meeting and the Planning Board (Exhibit "A"). Also, the R9 building is proposed to be shifted by approximately 85' towards the southern perimeter of the project (Exhibit "B"). Note: Exhibit "B" and depicts the proposed building locations and square footage adjustments only.

The subject property is located within the Neighborhood Overlay Zoning District (NBOD). The regulatory framework requires a project developed under the NBOD to have a Concept Plan and a Site Plan.

- The Concept Plan was approved by Town Meeting on October 6, 2016 and is dated June 28, 2016 (Exhibit "A").
- The Site Plan was approved by the Planning Board on August 16, 2017 and is dated February 15, 2017 with a final revision date of August, 10, 2017.
- The original Site Plan and Special Permit Decision for the project was approved by the Planning Board on August 16, 2016. It was recorded at the Middlesex Registry of Deeds in Book 01466, Page 70, Certificate No. 258594.

- A revised Site Plan depicting the minor modifications as approved, was provided to the Town (revision date July 25, 2019) and is attached as Exhibit "C".

Section 9.3 of the Zoning By-laws (NBOD) requires that the Site Plan must maintain consistency with the Concept Plan as approved by Town Meeting. Section 9.3.12 of the Zoning Bylaws allows the Planning Board to make minor modifications to the approved Site Plan provided that the Planning Board determines, in its reasonable discretion and in writing that any such modifications do not materially conflict with the general intent of the Concept Plan as approved.

The Planning Board Regulations (Section G) state that a request deemed by the Planning Board to be a Minor Modification to a site plan can be made at a regularly posted meeting of the Planning Board.

The Planning Board determined by a 5-0 vote that the request constituted a **minor modification** as defined by Section 9.3.12 of the Zoning By-laws and the Planning Board Regulations subject to the following conditions of approval:

1. The applicant shall install landscape improvements on the southern perimeter as presented to the Planning Board. Improvements shall be depicted on modified plan.
2. The applicant shall file a public hearing application for an amendment of the Special Permit affecting the area of the modification (removal of a previously approved drive-thru) for the R10 grocery store).
3. All remaining conditions, provisions or other stipulations of the Decision dated August 16, 2016 shall remain in effect.

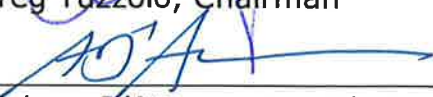
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Signing for the Maynard Planning Board:



Greg Tuzzolo, Chairman

October 16, 2018



Andrew D'Amour, Vice-Chair

October 16, 2018



Jim Coleman

October 16, 2018



William Cranshaw

October 16, 2018



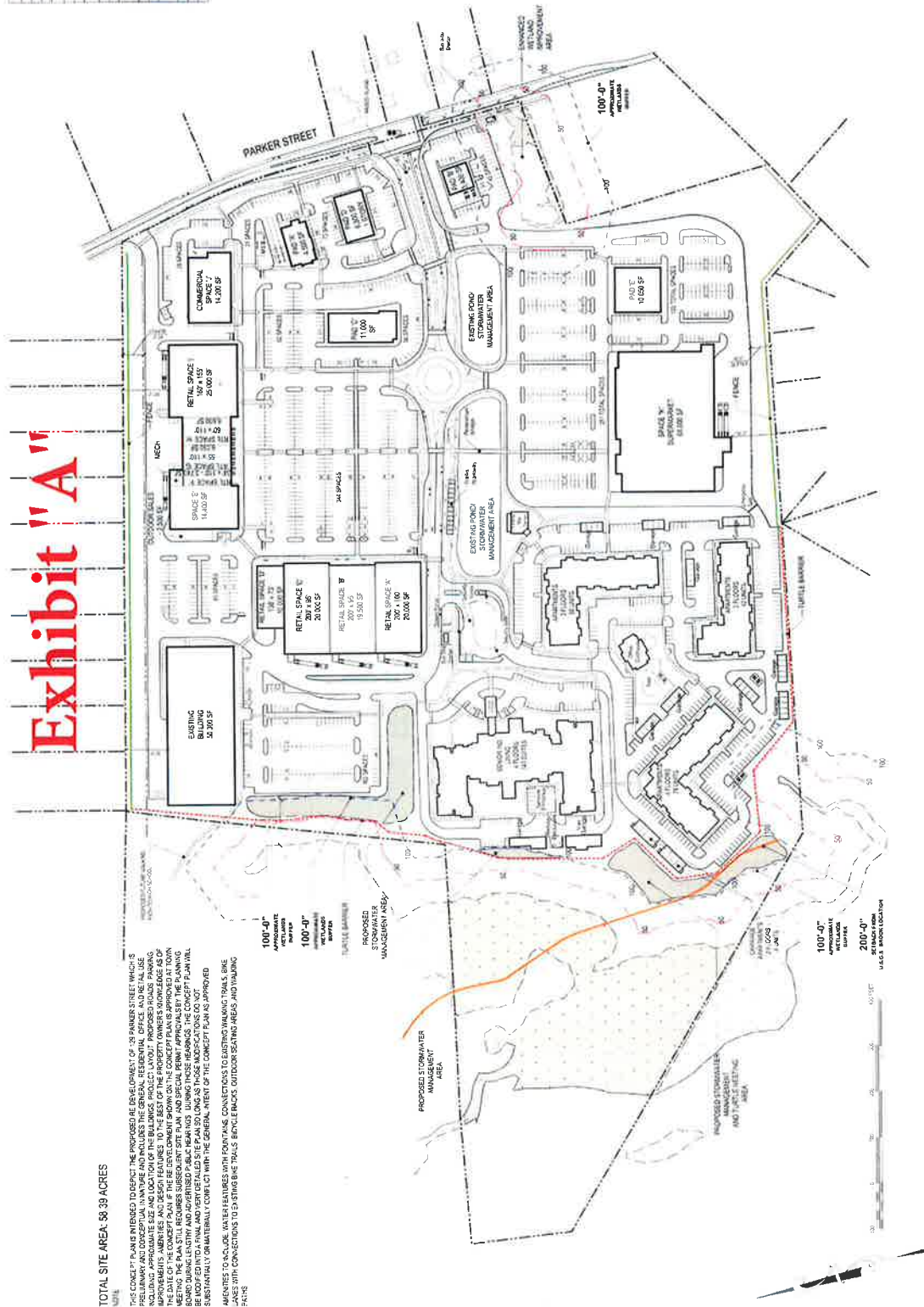
Megan Zammuto

October 16, 2018

TOTAL SITE AREA: 58.39 ACRES

[illegible]

TOTAL SITE AREA: 58.38 ACRES	
WATER	12.00 AC
WATER RETAIL	13.00 AC
PAVED	26.50 AC
TOTAL RETAIL	41.50 AC
TRAILER STORAGE	13.25 AC
TOTAL NON-RESIDENTIAL	20.00 AC
TRAILER STORAGE	12.00 AC
RECREATION/AMUSEMENT	12.00 AC
TRAILER RESIDENTIAL	12.00 AC
TOTAL SITE AREA: 58.38 ACRES	
WATER	12.00 AC
WATER RETAIL	13.00 AC
PAVED	26.50 AC
TOTAL RETAIL	41.50 AC
TRAILER STORAGE	13.25 AC
TOTAL NON-RESIDENTIAL	20.00 AC
TRAILER STORAGE	12.00 AC
RECREATION/AMUSEMENT	12.00 AC
TRAILER RESIDENTIAL	12.00 AC

[illegible]

Planner/Designer/Architect:

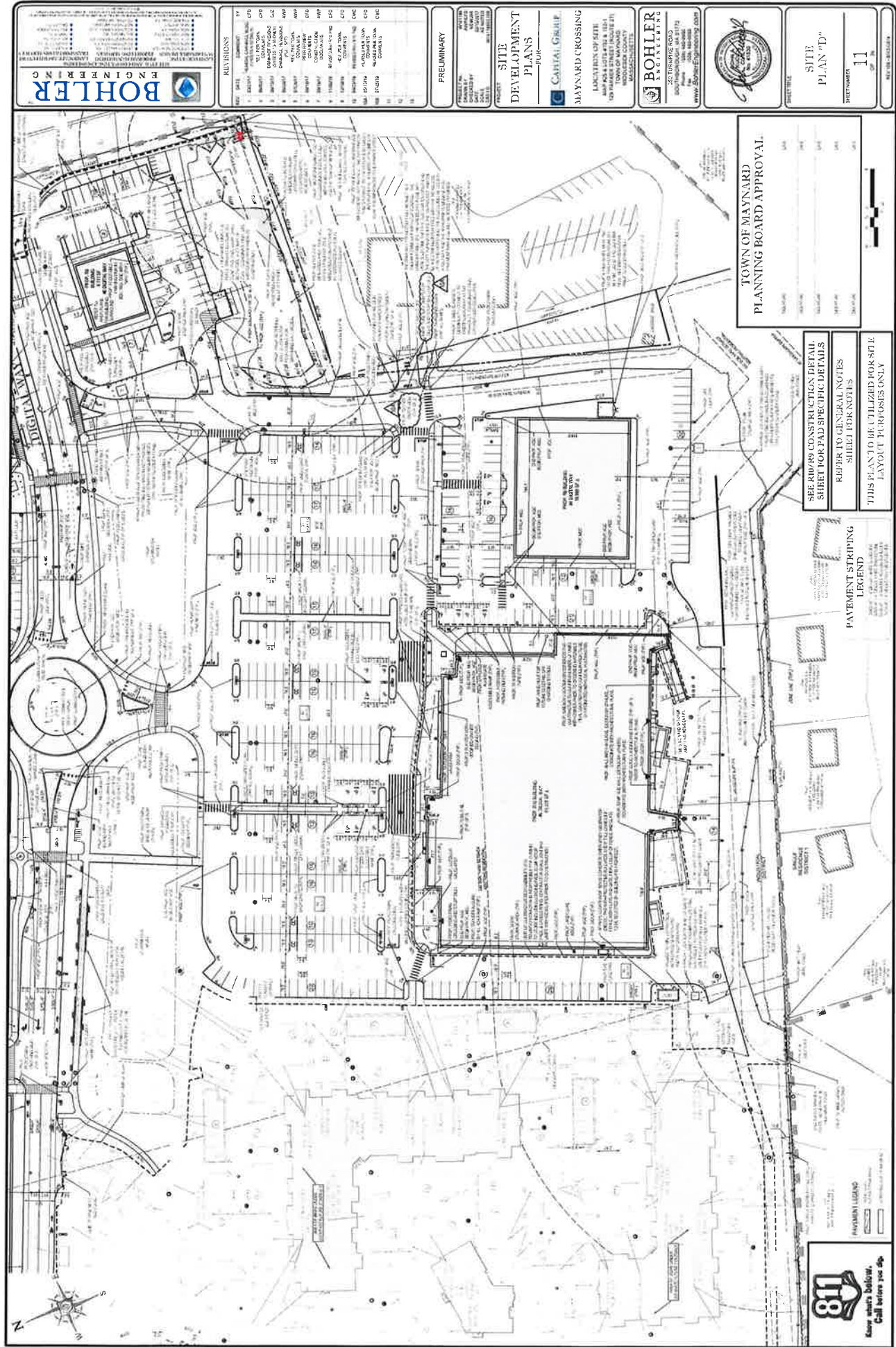
129 Parker Street
MAYNARD, MASSACHUSETTS

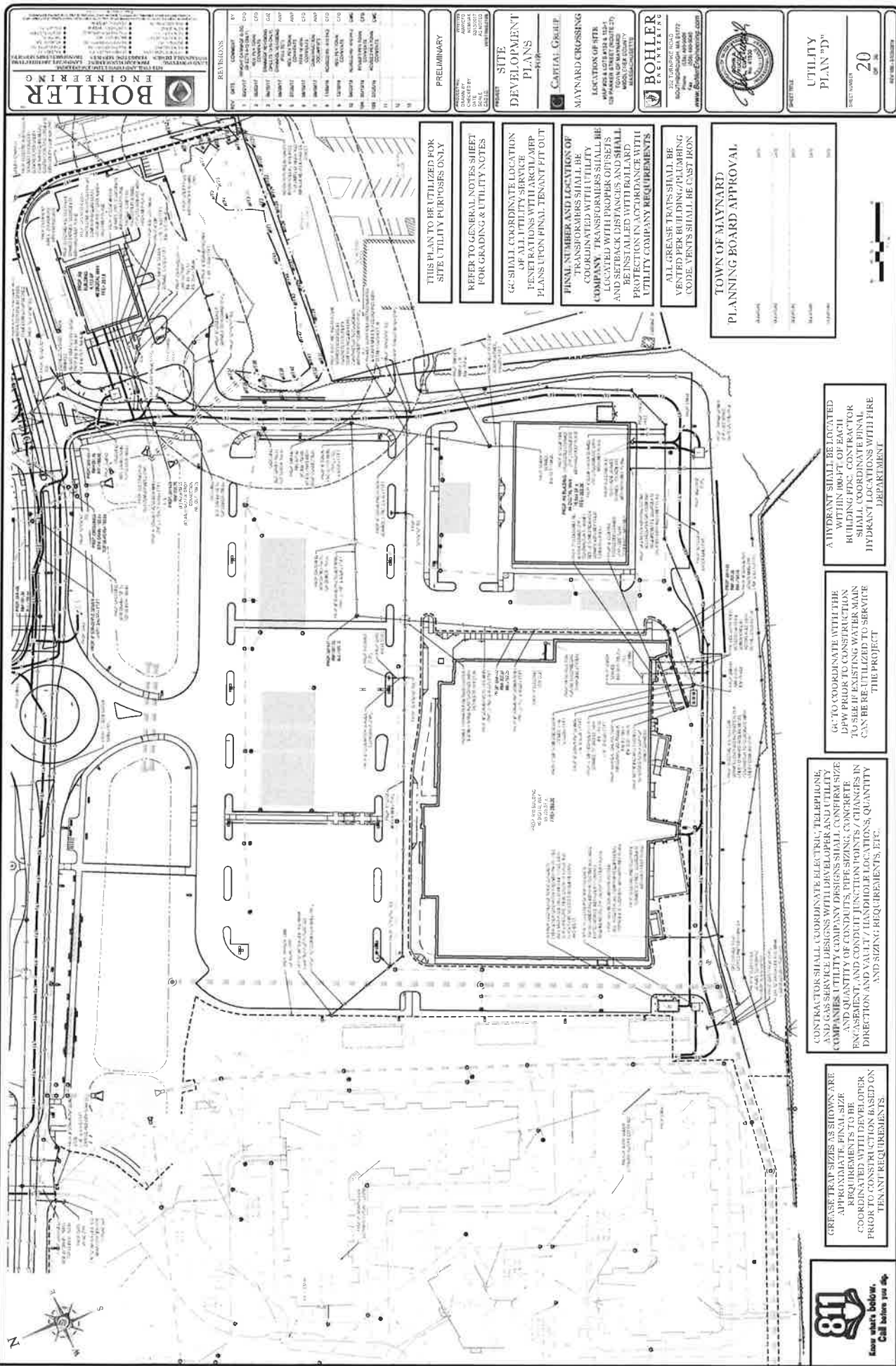
June 28, 2016

Owner / Developer:



EARTH GROUP





BOHLER ENGINEERING

3111 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.BOHLER-ENGINEERING.COM

REV	DATE	DESCRIPTION	BY
1	01/15/2011	ISSUED FOR PERMIT	CD
2	02/15/2011	REVISIONS	CD
3	03/15/2011	REVISIONS	CD
4	04/15/2011	REVISIONS	CD
5	05/15/2011	REVISIONS	CD
6	06/15/2011	REVISIONS	CD
7	07/15/2011	REVISIONS	CD
8	08/15/2011	REVISIONS	CD
9	09/15/2011	REVISIONS	CD
10	10/15/2011	REVISIONS	CD
11	11/15/2011	REVISIONS	CD

PRELIMINARY

SITE DEVELOPMENT PLANS

CAPITAL GEAR

MAYNARD CROSSING

LOCATION OF SITE

APPROXIMATE 1/4 SECTION

BOHLER ENGINEERING

3111 WEST 10TH AVENUE, SUITE 100

DENVER, CO 80202

TEL: 303.733.1111

WWW.BOHLER-ENGINEERING.COM

UTILITY PLAN "D"

SHEET NUMBER 20

OF 20



811

Know what's below.
Call before you dig.

GREASE TRAP SIZES AS SHOWN ARE APPROXIMATE. FINAL SIZE REQUIREMENTS TO BE COORDINATED WITH DEVELOPER PRIOR TO CONSTRUCTION BASED ON TENANT REQUIREMENTS.

CONTRACTOR SHALL COORDINATE ELECTRIC, TELEPHONE, AND GAS SERVICE DESIGNS WITH DEVELOPER AND UTILITY COMPANIES. CONTRACTOR SHALL SUBMIT FINAL SIZE, QUANTITY, AND LOCATION OF CONDUITS, PIPE SIZING, CONCRETE ENCASUREMENT, AND CONDUIT JUNCTION POINTS / CHANGES IN DIRECTION AND VAULT / HANDHOLE LOCATIONS, QUANTITY AND SIZING REQUIREMENTS, ETC.

GC TO COORDINATE WITH THE DPW PRIOR TO CONSTRUCTION TO SEE IF EXISTING WATER MAIN CAN BE RE-UTILIZED TO SERVICE THE PROJECT.

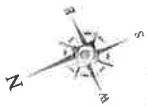
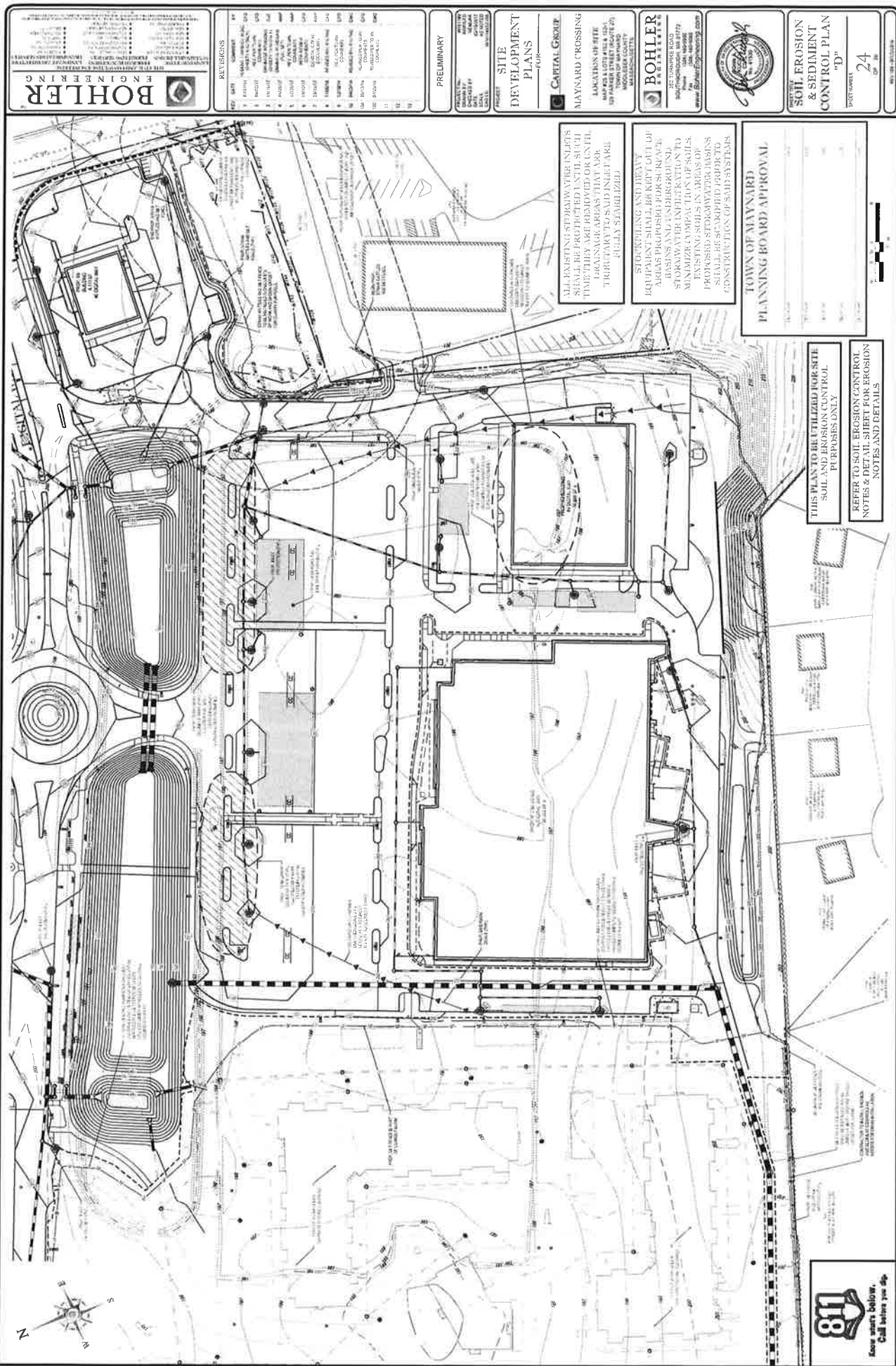
A HYDRANT SHALL BE LOCATED WITHIN 100-FT OF EACH BUILDING. CONTRACTOR SHALL SUBMIT LOCATIONS WITH FIRE DEPARTMENT.

TOWN OF MAYNARD

PLANNING BOARD APPROVAL

APPROVED	DATE
APPROVED	DATE
APPROVED	DATE

- THIS PLAN TO BE UTILIZED FOR SITE UTILITY PURPOSES ONLY
- REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES
- GC SHALL COORDINATE LOCATION OF TRANSFORMERS WITH PENETRATIONS WITH ARCHITECT PLANS UPON FINAL TENANT FIT OUT
- FINAL NUMBER AND LOCATION OF TRANSFORMERS SHALL BE COORDINATED WITH UTILITY COMPANY. TRANSFORMERS SHALL BE LOCATED WITH PROPER OFFSETS AND SETBACK DISTANCES AND SHALL BE INSTALLED WITH BOLLARD PROTECTION IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS
- ALL GREASE TRAPS SHALL BE VENTED TO THE EXTERIOR USING CODE VENTS SHALL BE CAST IRON



811
Know what's below.
Call before you dig.

THIS PLAN IS TO BE UTILIZED FOR SITE
SOIL AND EROSION CONTROL
PURPOSES ONLY
REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS

TOWN OF MAYNARD
PLANNING BOARD APPROVAL

ALL EXISTING STORMWATER INFILTRATION
SLOTS SHALL BE PROTECTED UNTIL SUCH
TIME THEY ARE RESIDED OR UNTIL
DRAINAGE AREAS THAT ARE
TRIBUTARY TO SAID INLET ARE
FULLY STABILIZED
STORMWATER AND HEAVY
EQUIPMENT SHALL BE KEPT OUT OF
AREAS PROPOSED FOR SUBCRAVE
STORMWATER INFILTRATION TO
MINIMIZE COMPACTION OF SOILS
EXISTING SOILS IN AREAS OF
PROPOSED STORMWATER BASINS
SHALL BE SCORCHED PRIOR TO
CONSTRUCTION OF SAID SYSTEMS

BOHLER ENGINEERING
INCORPORATED
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.BOHLENGINEERING.COM

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT
11	ISSUED FOR PERMIT
12	ISSUED FOR PERMIT

PRELIMINARY
THIS PLAN IS TO BE UTILIZED FOR SITE
SOIL AND EROSION CONTROL
PURPOSES ONLY
REFER TO SOIL EROSION CONTROL
NOTES & DETAIL SHEET FOR EROSION
NOTES AND DETAILS

SITE DEVELOPMENT PLANS
FOR
CAPITAL GROUP
MAYNARD CROSSING
LOCATION OF SITE
MAYNARD CROSSING
MAYNARD CROSSING
MAYNARD CROSSING

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1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
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SOIL EROSION & SEDIMENT CONTROL PLAN
"D"
SHEET NUMBER 24 OF 24

[illegible]

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 1000 W. 10th Street, Suite 100
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 Fax: 978.546.1235
 www.bohler-engineering.com

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/18	ISSUED FOR PERMIT
2	02/15/18	REVISED PER PLAN NO. 1000
3	03/15/18	REVISED PER PLAN NO. 1000
4	04/15/18	REVISED PER PLAN NO. 1000
5	05/15/18	REVISED PER PLAN NO. 1000
6	06/15/18	REVISED PER PLAN NO. 1000
7	07/15/18	REVISED PER PLAN NO. 1000
8	08/15/18	REVISED PER PLAN NO. 1000
9	09/15/18	REVISED PER PLAN NO. 1000
10	10/15/18	REVISED PER PLAN NO. 1000
11	11/15/18	REVISED PER PLAN NO. 1000
12	12/15/18	REVISED PER PLAN NO. 1000

PRELIMINARY

DATE: 01/15/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SITE DEVELOPMENT PLANS FOR

CAPITAL GROUP

MAYNARD CROSSING

LOCATION OF SITE:
 1000 W. 10th Street, Suite 100
 Maynard, MA 01854

BOHLER ENGINEERING
 1000 W. 10th Street, Suite 100
 Maynard, MA 01854
 Tel: 978.546.1234
 Fax: 978.546.1235
 www.bohler-engineering.com

R10/R9 CONSTRUCTION DETAIL SHEET

SHEET NUMBER: **36**

EXPANSION JOINT DETAIL

CONCRETE JOINT DETAIL

ANTI-SHEEPAGE COLLAR DETAIL

R10 MARKET FRONT DOOR RAMP

R10 COMPACTIOR/DUMPSTER/LOADING PAD

R10 EMERGENCY GENERATOR PAD

R10 MONOLITHIC CONCRETE CURB

R10 NOTIFIED GRANITE EDGING @ SIDEWALK PLANTING BEDS

R10/R10 CROSSWALK PAVEMENT MARKING

R10 STEEL TUBE ADA RAMP RAIL

R9/R10 LIGHT POLE BASE (SQUARE)

R10 SIDEWALK UNDERDRAIN DETAIL

TOWN OF MAYNARD

PLANNING BOARD APPROVAL

DATE: _____

BY: _____