



May 8, 2013

OFFICE OF THE
BOARD OF SELECTMEN
TOWN OF MAYNARD

MUNICIPAL BUILDING
195 MAIN STREET

MAYNARD, MASSACHUSETTS 01754

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Selectmen's Meeting Minutes

Wednesday, May 8, 2013

Room 201, Town Hall

Time: 7:00 pm

Present: Chairman Dawn Capello, Selectman Brendon Chetwynd, Selectman James Buscemi, Selectman David Gavin and Acting Town Administrator, Kevin Sweet. Absent; Admin Assistant Becky Mosca.

Present: Legal, Lisa Mead, Blatman, Bobrowski & Mead, LLC

JOINT MEETING WITH PLANNING BOARD

Present: Chair Max Lamson, Bernie Cahill, Greg Price, Jason Kreil, Kevin Calzia, Greg Tuzzolo, and Steve Wood Interim Plan Assist.

7:00 p.m. Chair Lamson opened meeting and made motion to close Continued Public Hearing NBOD Amendments advertised February 14 and Feb 21, 2013. Second by PB, Greg Price. Vote 5-0. Motion carries to close hearing for Planning Board.

Continued Public Hearing NBOD Amendments advertised April 16 and 23, 2013 to amend protective zoning By-Laws 9.3 NBOS

Selectman Gavin recused himself after the open discussion for NBOD amendments and left the meeting. 8:00 pm

Presentation by Developer.

- a) New information from Developer (Capital Group) includes an update of Concept Plan. This new plan now includes a clearer presentation of Crosswalks, Bike Racks, Walking Trails, and Sidewalks.
- b) Comments by (PB) members; this centered on reduction of parking spaces. Reduction is due to reduced size of largest buildings.
- c) Public Comments; Rick Maida from Lincoln Street, expressed concern about cost of renovations to bring PK2 up to code. Raised concerns about who would pay for these renovation cost. Lisa Mead, Town Counsel noted this is not a matter for this hearing. Cathy Gannon from South Street asked if there has been a Peer Review of the building size reduction (Plan B) Mitigation required by Peer

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Review has been incorporated in Development Agreement. Ellen Duggan, Parker Street, expressed concern that Town Public Safety officials have not been consulted regarding this development Max Lamson thought they had been consulted. Residents of Field Street want a definition of what Emerging Energy Technology is. Also a concern about Wind Turbines that might be built on site. Max Lamson said it was part of the Green Communities Act. Legal, Lisa Mead read definition from Protective Zoning By-Laws. Terry Short, Brook Street, said there were two different plans on Town 129 Parker Street website. She does not know which plan she is voting for. (Needs clarity). Developer said she is voting for a plan with two buildings that may be no greater than 85,000 square feet. Sally Bubier, Butler Street claimed that the discussion of Development Agreement should be a part of the Planning Board hearing. Beverly, Crane Ave. concerned about the wetlands. ConsCom had written a letter back on March 15th stating that development is not in compliance. Lamson stated that whenever the development plan is filed, it would have to comply with State Regulations. Sandra Liu, Maple Court submitted a personal study of a comparison of 129 Parker with other existing shopping centers. Copy is entered into record at Planning Board. Ken Estabrook, McKinley Street stated the confusion between Concept Plan and the Site Plan. Site Plan will consist of more detail. The Development Agreement will also allow for mitigation until a finalized Development Agreement is submitted for Town vote. Marie Gunnerson, Parker Street submitted her letter to Planning Board expressing concern about buffer area and her driveway. Ms. Grimes, had concern about truck traffic, housing site and additional schoolchildren. Sally Bubier questioned if the Planning Board feels it had enough information to make an informed decision on this project. Does this proposal meet the needs of Maynard? Calzia noted we must have trust in the process. Kulik, Field Street pointed out the inadequacies of the project. Vic Tomy, Powdermill Road, has concerns about Item 1, section 9.3.2 (He believes we are giving away zoning control to suit developers.

No action taken

Motion made by Selectman Capello to adjourn. Second by Selectman Buscemi. Vote 3-0. **Motion approved.**

Time: 10:47 PM

Approved: 11/5/13

Date: 11/6/13

Clerk, Brendon Chetwynd
Selectman, Chetwynd, Clerk

Initials: BJM