



APPROVED AND SIGNED BY BOARD:  
2/22/2011

PLANNING BOARD  
TOWN BUILDING  
195 MAIN STREET  
MAYNARD, MA 01754

To: Town Clerk  
Maynard Town Building  
195 Main Street  
Maynard, MA 01754

To: Michael Sullivan, Town Administrator  
Maynard Town Building  
195 Main Street  
Maynard, MA 01754

## **DECISION OF THE PLANNING BOARD**

**Application for**

**SITE PLAN REVIEW**

**1 Tiger Drive  
Maynard, MA**

**February 22, 2011**

**Applicant: Town of Maynard  
195 Main Street  
Maynard, MA 01754**

**Owner; Town of Maynard  
195 Main Street  
Maynard, MA 01754**

**Date of Application: January 6, 2011**

**Members Present and Voting:**

**Gregory Price, Chairman**  
**Michael Bingley, Vice Chairman**

**Jason Kreil**

**B. Kenneth Estabrook**  
**Max Lamson**

## **I. General**

The Town of Maynard (hereinafter “Applicant”) submitted to the Maynard Planning Board (hereinafter (“Board”) a Site Plan (hereinafter “Plan”) with supporting documentation for the proposed construction of the Maynard High School provided for in the Maynard Protective Zoning Bylaw (hereafter “Bylaw”) and Massachusetts General Law (MGL) Chapter 40A, Section 3 of the Zoning Act.

## **II. Plans and Documents Submitted in Support of the Application:**

The following plans and supporting documents, all of which form the basis of this decision, were submitted and reviewed by the Board with this application and incorporated into these hearings, and/or were submitted during the public hearing process:

1. Application for Site Plan Approval dated January 6, 2011 signed by Michael Sullivan, Town Administrator, on behalf of the Applicant, Town of Maynard.
2. A document of summary of drainage prepared by Nitsch Engineering, 186 Lincoln Street, Boston, Ma dated January 21, 2011.
3. A 15 sheet set of plans entitled Maynard High School dated January 27, 2011, prepared by Tappe’ Associates, Inc. for the Town of Maynard, MA.
  - C-100 General Notes
  - C-200 Site Utility Demolition Plan
  - C-300 Site Drainage & Utility Plan
  - C-301 Site Drainage & Utility Plan
  - C-302 Site Drainage & Utility Plan
  - C-400 Sediment & Erosion Control Plan
  - C-401 Sediment & Erosion Control Plan
  - C-500 Site Details Plan
  - C-501 Site Details Plan
  - C-502 Site Details Plan
  - L-201 Layout & Materials Plan
  - L-301 Grading Plan
  - L-401 Planting Plan
  - A-200 Building Perspectives
  - A-201 Elevation

4. A full set of plans entitled Design Development Submission dated January 21, 2011 prepared by Tappe' Associates, Inc.
5. A memo dated January 20, 2011 from Lisa Mead, Town Counsel

### **III. Public Meeting(s) and Vote of the Planning Board**

The project was reviewed by the Board at a public hearing on February 8, 2011, at which time the hearing was closed. Notice for the public hearing was published in the Metrowest Daily News on January 28, 2011 and February 4, 2011 on Town of Maynard's website and sent to the abutters of the Property by certified mail according to the Certified Abutters List. The Board votes 5 in favor 0 opposed to GRANT Site Plan Approval.

### **IV. Site Plan Review Approval**

After conducting a public hearing and after its own analysis and deliberation relative to the proposed project and the supporting documents and plans described above herein, the Board hereby acknowledges the following:

1. The proposed project is governed by the Maynard Protective Zoning Bylaws as amended by the May 19, 2009, Special Town Meeting and MGL, Chapter, Chapter 40A, Section 3.
2. The Board further acknowledges that this project is an educational facility and under Section 3 of Chapter 40A, that this project is subject to reasonable regulations with regard to bulk and height of the structures and determining yard sizes, lot area, set backs, open space, parking, lighting and building coverage requirements. Beyond these areas of regulation, educational facilities are otherwise exempt from all other zoning controls.
3. The lighting site plan was not available for review, but the applicant committed to a zero foot candle illuminance value at the property boundary and beyond. The applicant has agreed to evaluate potential screening of headlight level impacts at new parking areas abutting residences.
4. The subject property is within the S-1 District and the Industrial District and the High School is allowable by right in both zones.
5. Proposed project complies with the setback requirements. The Board acknowledges that the height of the gym is at 42 feet (2 feet higher and 7 feet higher than required by the Maynard Protective Zoning Bylaws for Industrial and S-1 Districts, respectively) and available parking is

calculated at 220 spaces (15 fewer than required by Maynard Protective Zoning Bylaws). The Board views these deviations as minor differences allowable for educational facilities under Chapter 40A, Section 3.

6. Conservation Commission has issued a memo to the Board that the project is scheduled for a public hearing on March 1, 2011.
7. Other approvals or permits required by this or other governmental boards, agencies or bodies having jurisdiction shall not be assumed or implied by this decision. This decision addresses Site Plan Review only.

**This constitutes the record of decision of the Maynard Planning Board relative to:**

**Subject Property/Project**

**Maynard High School  
1 Tiger Drive, Maynard**

**Applicant:**

**Town of Maynard**

**The PLANNING BOARD of the TOWN OF MAYNARD** (acting under the Maynard Zoning By-law, Maynard General Town Bylaws, and Massachusetts General Laws, Chapter 40A, Section 3) by a Vote of 5 in favor 0 opposed, hereby GRANTS the requested Site Plan Review.

Signing for the Maynard Planning Board:

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Gregory Price, Chairman

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Michael Bingley, Vice Chairman

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B. Kenneth Estabrook

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Max Lamson

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Jason Kreil

(Members of a five member Board, all members in attendance and eligible to vote).

