



PLANNING BOARD
TOWN BUILDING
195 MAIN STREET
MAYNARD, MA 01754

Minutes: October 26, 2010

Attending: Greg Price, Mike Bingley, Max Lamson, Jason Kreil
Marie Morando, Planner Assistant
Absent: Ken Estabrook

GP – motion to approve amended minutes of 8/31/2010 – 2nd JK – motion passed 4-0
GP – motion to approve amended minutes of 9/28/2010 – 2nd MB – motion passed 4-0
GP – motion to approve minutes of 10/12/2010 – 2nd MB – motion passed -4-0

Decision: 86 Powder Mill Road – members looked at the prepared decision with comments and suggested that MM make the changes and leave it in the police station for signature and filing.

Body Art ByLaw – changes made at town meeting were a step in the right direction, we need to have conversation with Town Counsel re: changes; GP suggested that we wait for the review committee to meet with TC – have we made the correct changes.
MB – we need to watch for parking regulations when we look at new developments;
ML – agreed we need to make sure that proper regulations are in place.

Latta Lane: Board signed the covenant for Walter Latta, 105 ½ Waltham Street, Maynard.

McDonald's Restaurant: John Kucich, Bohler Engineering.
Explained to the board that McDonalds are proposing to construct the driveways as originally proposed. DOT will be constructing the sidewalks along Acton Street frontage when they finish with the bridge. McDonalds will construct the sidewalk along Main Street as originally proposed. The sidewalks if damaged along Acton Street will be fully repaired and that it will be fully accessible. A binder coat of paving will be in place until the construction is complete. DOT is anticipating a Spring 2011 schedule to start and they will close the newly constructed Acton Street driveway and relocate it closer to the intersection. When the bridge project is done they will reopen the driveway on Acton Street. McDonalds has no control of this because of the easement to DOT from the owner.

ML – When is McDonald's planning on opening: December 15, 2010.

Also, this looks like a timing change – yes; DOT will block off the exit with a fence with a pedestrian walk way, signs will be in place as proposed in the original site plan. When DOT begins the bridge work the signs will be covered until the bridge is complete.

JC – we are giving the town exactly what was approved; with landscaping

GP – Appendix A – Section F-13

The first thing we need to find is this a substantial change or not?

GP- motion that the proposed changes are not substantial.

GP – motion to endorse the modifications to the site that are deemed not to be substantial

2nd MB

Any discussion – none

Motion passed 4-0

GP – motion to endorse the not substantial changes to the site plan presented this date and time pending a follow up letter/e-mail from John Kucich, Bohler Engineering.

JK – this supersedes any modifications dated 8/24/2010 we are revising the 8/24/2010 motion with a new date and time update

Motion passed – 4-0

MB – motion to adjourn

2nd GP

Motion passed – 4-0 - 8:20 p.m.