



978-897-1330

TOWN OF MAYNARD
PLANNING BOARD
Town Hall
MAYNARD, MASSACHUSETTS
01754

Minutes: March 13, 2012

Attending: Greg Price (GP), Bernard Cahill (BC), Jason Kreil (JK), Max Lamson (ML), Marie Morando (MM) Planner Assistant, Mark Beaudry (MB) Meridian Associates

7:05 p.m. Jack McKeen – Chairman of the Historical Commission discussed his vision of “Maynard 2021” – Maynard’s celebration of 150 years

7:15 p.m. GP read into the minutes the legal notice of 37 River Street “A hearing will be held on Tuesday, March 13, 2012 at 7:15 p.m. at the Maynard Town Building, Room 201 to hear all persons in a Site Plan Approval and Special Permit request by Whiting Realty Trust by Thomas Whiting, Trustee of Whiting’s Auto Body Repair, to expand the existing auto body shop by constructing two bays to the right front of the existing building at 37 River Street, Assessor’s Map 14, Parcel 178. This is in the Central Business District. This is subject to Section 10.5.1 (1) and 10.4.2 of the Protective Zoning By-Laws of the Town of Maynard, Massachusetts. A copy of the plans are on file with the Town Clerk and the planning board office during normal business hours for inspection.”

MM - explained that the information on the application was not sufficient and the applicant requested a new continuance to gather the information.

JK motion to continue the public hearing for site plan and special permit of 37 River Street to **April 24, 2012 at 7:00 p.m.** GP seconded – motion passed – 3-0 – Voting in favor, JK, GP and ML

Discussion and approval of minutes:

GP motion to approve the minutes of January 10, 2012 as amended – 2nd JK – motion passed 4-0 (absent from tonight’s hearing is Mike Bingley)

JK motion to approve the minutes of January 24, 2012 as amended – 2nd BC – motion passed 4-0

7:45 p.m. GP – read into the minutes the continued public hearing for sign special permit at 86 Power Mill Road “

A continued public hearing will be held on March 13, 2012 at 7:45 p.m. at the Maynard Town Hall, 195 Main Street, Maynard, Room 202, to hear all persons for Sign Special Permit requested by Peyton’s, 86 Powder Mill Road, Maynard to install four signs approximately 152.2 square feet. This is subject to Section 10.9B of the Maynard Protective Zoning Bylaws of the Town of Maynard. Copies of the applications are available in the Town Clerk’s Office and the Planning Board office for inspection during normal business hours.”

Attending for the applicant is Jason Carron and William Gavigan

GP informed the applicant that a special permit needs 4 out of the 5 members in attendance and 4 members voting in the affirmative to grant a special permit.

JCarron – said he wanted to proceed.

BG – (for applicant) forwarded all information the board requested. Discussion on illuminated signs and goose neck lighting. The applicant needs a good sign to make his business work. dimming controls to adjust the brightness

Discussion continued regarding the size and the illuminated signs; what would you need first the illuminated sign or size of the sign; could you do without the second sign; what are the actual sizes of the signs:

Bar, Restaurant, Lounge – 66 Peyton’s 40.6 River Edge 30.8 for a total of 117 square feet; this includes the wave under the Peyton’s. We will not light BRL sign; it will be a panel sign.

Questions: Would it be possible to control a dimming function on a sign? The signs would not be lite during the day; it would have an automatic dimmer.

We have three options in front of the board A, B. and C- which would you prefer if you could not get A – B;

Applicant; the size of the sign matches well with the building and it matches the awning’s that have been installed.

JK – have you done other signs in the area like this one – the representative did not know – every sign looks different, this sign was designed for the building; there would be dimmer in an enclosed area; JK – this will only be on during hours of operation; what time do you close – 1:00 am. Where the abutters to this property noticed – yes.

Discussion: Special permit could be conditioned with illuminated signage contingent with a dimming capability – RA would be the enforcement officer if they are not going by the conditioned signage.

GP – motion to close the public hearing Peyton’s, 86 Powder Mill Road, 2nd JK – comments – none, motion passed – 4-0

Deliberations: 179 Main Street – Commercial Kennel Special Permit

#8 – did not show

Reworded #3 – and revised

Motion to approve the decision as written for Commercial Kennel Special Permit at 179 Main Street as amended 2nd ML – motion passed 4-0

0 Pine Street

Should this be listed as a multi-family dwelling or 5 unit apartments – please ask RA

The buildings will have separation fire walls, sprinkler system and separate utilities – are they condo’s or apartments – when RA gives opinion please make the changes necessary. Leave number 19 off – a five unit dwelling does not need a traffic study; this is not a high traffic area;

#18 – should we leave this in or out – as Rick

Conservation is reviewing the stormwater management permit on 3/20/2012

Should be listed as Parcel 70 – leave parcel 71 – it has been ANR and it is one parcel now.

BC – motion to approve site plan and special permits for 0 Pine Street – 2nd ML

JK – does this fit in the neighborhood – scale and density – we did receive a copy of a rendering when the applicant filed his application. Does this improve or enhance the neighborhood - it is 35’ feet high- is the neighborhood being crowded; within the special permit it does not say scale or mass; we have no design control it is a big lot; developers have changed the drainage; Motion passed – 4-0.

Deliberations: Peyton’s – 86 Powder Mill Road

Went over the three designs – ABC – A is out; they are looking for B

It is a business and the applicant states that the sign would attract more people with the illuminated sign; is this too much for this building in that part of town’

Right now the signage is at 117 square feet – could we approve it with 100 square feet with illumination on the main sign with no illumination on the bar, restaurant and lounge sign. If you

could please pull other signs at 86 Powder Mill Road- what if we go down to 70 square feet – the illumination will get attention. We could either deny the signage or approve with conditions; such as dimmer, what is illuminated and what size. We will continue at our next meeting on 3/27/2012.

JK motion to adjourn at 10:50 p.m. BC 2nd – motion passed.