



978-897-1302

TOWN OF MAYNARD  
PLANNING BOARD

Municipal Services

MAYNARD, MASSACHUSETTS  
01754

Minutes: November 13, 2012

Attending: Max Lamson,(ML) Chair, Bernard Cahill (BC), Jason Kreil (JK), Greg Price (GP) and new member Kevin Calzia (KC) and Marie Morando (MM), Planner Assistant

ML – opened the meeting by introducing KC to the board; KC stated that he moved to Maynard two years ago and wants to get involved in the community; he works as a Chemist in Bedford. Dawn Capello, Chair of the BOS reached out to the members of the Maynard's Family Association. The board thanked him for his interest in the town and welcomed him to the Board.

While the Board waited for KC to return from the BOS meeting on the upper level the abutters to 129 Parker Street the next agenda item, a neighbor indicated that the demolition work has started before 7:00 a.m. on a Saturday and can work hours be adjusted. PB advised the abutters to contact the Building Commissioner.

7:15 p.m.

ML – opened the discussion portion of the meeting with introducing Myron Fox, (MF) of Rollins, Rollins and Fox Attorney representing the potential developers of 129 Parker Street; Capital Group Properties, LLC. Representing Capital Group Properties are William Depietri, (WP) President and Robert Depietri (RD)

MF – explained that we are at the early stages of the process, we had one neighborhood meeting on Monday evening – November 12 at the PK 2 building at 129 Parker Street; after the holidays they will advertise in the local newspaper for a Town wide neighborhood meeting. MF stated that this had been done by the previous developer. We will hopefully present a conceptual plan in late January early February along with a Zoning amendment. This Zoning change will be run by Town Counsel and then it will go to the planning board and hopefully the BOS and the PB will sponsor the zoning amendment at Town Meeting. We then come to the PB they will have comprehensive site plan and special permit. We will also be looking for a sub-division of the lot; to make a Main road in and out of the site with frontage for each lot. We will be negotiating a development agreement with the BOS. This is a three year build out.

RD – explained the renderings to the board (submitted to the PB a copy of all renderings). This is a mixed use development, containing retail, residential and a 50,000 square foot community based building. We are now in the process of demolishing PK 1 and 3 buildings and should be completed by the end of the year. We are in discussion stages with the town regarding PK 2, he also explained the different anchor buildings and how much square footage each one contained.

They are looking for 250 units. Right now the site has 2400 parking spaces and we are looking at maintaining 2300-2500 parking spaces on the site. Two lanes going and two lanes coming out of the site. They are keeping the existing retention pond. Anchor A building will be approximately 151,000 square feet the residential units are right behind that site. 117,000 square foot site runs along Field Street.

BC – the PK 2 building (purple on your renderings) what are you going to do with this building; the town is interested in this building and we will only landscape the outside.

RD – the apartments are made up of 10% of one bedroom, 10% of three bedrooms and 80% of two bedrooms. They are apartments not condo's, they will not be sold and we will manage the property. The residential buildings are three stories. We will upgrade the signals at 27 and 117 and we will widen Parker Street in front of 129 Parker Street, on our side of the road.

GP – what about the other buildings on Parker Street – the brown house and shed? All of the buildings will come down.

ML – what about the zoning changes – (WD) we have looked at different concepts on this site and we feel that this one works. We look at what will make this project successful; the anchor tenant will attract other tenants.

JK – what has Capital Group developed – WD we have been in business for over 20 years and we have offices, industrial and single family homes. We have a construction division to do the smaller stores and we will manage them. We will be upgrading the original studies that were done on the property. The developers might use Meridian or Bohler Engineering which had been used on the site before.

BC – looking for bike and pedestrian accessibility on the site, it looks more like a car oriented site.

KC – I am also looking for bike and pedestrian accessibility. How long will it take to build out the site; approximately three years; why is the housing in the back of the site and not up front. All the stores are in the front; the stores need to be seen and the housing is in the back to be private and away from the stores.

ML – schedule? MF – Town meeting in late January or February, public hearings to the board as soon as possible re: zoning amendments/ 30 days to the BOS before the actual town meeting. MM will check with town clerk. MF – we mailed out over a 100 letters for all of the neighborhood meetings. Town wide meeting will be noticed in the newspaper.

ML – opened the meeting to the public

Trish Saunders – 11 Dettling Road; she is hoping that Vose Hill will included in the traffic study; last time they were left off. How is this going to effect the downtown business community; what will happen to the property values about ½ mile from 129 Parker Street, concerns with lighting, safety and noise.

Walter Dolan – 14 George Street – how will affect the schools, water and sewer with additional 250 units of residential. Impact on fire and police. MF – we will be hiring a financial building consultant to look into all of these issues. Once the buildings are down the property value on the site will come right down too. Because we will only be looking at the land as opposed to land and buildings.

Karen Grimes, 4 Field Street, over the years we have dealt with this site, there is a lot of conservation issues, what are they going to do with the snow and salt on the site; snow removal, how will the kids get to school, how are they going bus them in and out of the site and what if they are going walk, how will get to the other side of the site. There is a pathway to the high school right behind PK 2 building, how will they get there.

Michelle Booth, 2 Field Street, the last time they did a traffic study was on 4<sup>th</sup> of July and no one was in town; we already have traffic problems downtown.

John Kulik – 6 Field Street- there is a backup at 117 with the lights and we can't get out of the streets before, concerned about tractor trailers coming and going from the site; how are we going control this, are they going to use the main entrance; what about police and fire protection. The previous traffic study was a joke.

ML – thanked the residents for their comments and concerns. We understand that you are worried about safety in and around the site.

At 8:10 p.m. the board thanked everyone and closed this part of the public hearing.

JK – motion to approve the minutes of September 22, 2012 and October 1, 2012 as amended; 2<sup>nd</sup> GP and motion passed – 4-0

ML – talked about the workshop in Bolton on November 26, 2012 7-9 p.m. The board will let MM know as soon as possible so she can book the workshop.

We have nothing on the agenda so far for November 27, 2012 we will cancel that meeting and the next meeting is scheduled for December 11, 2012 and then on a regular schedule in January 2013. Please post.

JK motion to close the public hearing 2<sup>nd</sup> BC – any further discussion – none – motion passed 4-0.