



978-897-1302

TOWN OF MAYNARD  
**PLANNING BOARD**

Municipal Services

MAYNARD, MASSACHUSETTS  
01754

**APPROVED: January 8, 2013**

Minutes: December 11, 2012

Attending: Bernie Cahill (BC), Vice Chair, Jason Kreil (JK), Kevin Calzia (KC), Greg Price (GP) and Marie Morando (MM) Planner Assistant

7:05 p.m. BC opened the meeting

Public Comment: The abutters to 129 Parker Street would like to address the planning board with their concerns. JK informed the meeting that we have no formal proposal or concept plan, that the developers have been working with the neighborhoods.

Mary Brannelly, 12 Vose Hill Road, spoke about the concerns of the neighborhood.. Traffic, density, buffers to the property.

Trish Saunders, 11 Dettling Road, the PB should know what is on the minds of the abutters; JK again told the attendees that we do not have anything in front of us. We have what you probably all of seen the concept plan. We want to maintain the residential community. Would you like us to submit a summary of concerns?

Andrew Baxter, 17 Dettling Road, would you like us to submit the summary; would you like to hear what we have? JK – there has been nothing formally submitted to the town.

Ken Estabrook, 28 McKinley Street, former Chair of the PB; went over the procedure; would they change the NBOD? Zoning? Site Plan, Special Permit, BOS development agreement? The board gave them an overview of what would happen. The BOS will negotiate the development agreement and that the NBOD Zoning change is coming from the developer, they would request a special town meeting with the Town Clerk at least 30 days before the date of town meeting, the concept plan will be submitted to the PB at the same time as the zoning change.

Michael Young, 12 Dettling Road – he has the same concerns; JK again we do not have anything formal.

Mary Brannelly, 12 Vose Hill Road, concerns about the traffic study, density of the site with 250 rental units, can the town with stand that many units.

GP – the town will hire engineering consultants to handle the traffic, the police and fire departments will get copies of whatever is formally submitted. MM went over the procedure when a formal filing is accepted, it is sent to all department heads for their comments when we have a formal application.

Trish Saunders, 11 Dettling Road – we must have a traffic study revised last time they did it on July 4<sup>th</sup>.

JK – Industrial sites – please look at the dimensional table on Page 31 of the Zoning Bylaws. Regarding an industrial site the 50 feet for the back setback – 30 for sides and coverage of 35% of the lot; NBOD is the overlay over this district.

BC – thanked everyone and encouraged them to follow the website and the Beacon Villager the notices will be posted as soon as we get a formal filing.

BC – motion to approve the minutes of November 13, 2012, 2<sup>nd</sup> by JK – no further discussion; motion passed – 4-0

JK and BC talked about the training that was conducted last month - decision writing

9:15 pm. adjourned