

Minutes: February 26, 2013

Attending: Max Lamson (ML), Chair, Jason Kreil (LK), Greg Price (GP), Kevin Calzia (KC), Bernie Cahill (BC) Vice Chair, and Steve Wood (SW), Interim Planning Assistant.

At 7:00 P.M. ML called the meeting to order and read the Legal Notice stating the purpose of the meeting: “to hear all persons interested in a Petition filed by Acton Survey & Engineering, Inc. on behalf of the owners, Loftis Maynard, LLC, 213 Main Street, Maynard, MA, Map 13, Parcel 62, in the General Residence District for a Special Permit pursuant to Section 3.1.2 of the Maynard Zoning Bylaws to construct a multi-family dwelling and for a Site Plan approval pursuant to Section 10.5.1.4 to allow for more than five parking spaces.”

ML- introduced Mark Donohoe (MD) from Acton Survey & Engineering (ASE) who introduce the owner of Loftis Maynard, Alex Wolfram, and his attorney, John Brady. MD proceeded to describe the existing site and proposed Site Plan. ML asked MD what relief he was seeking and MD replied that ASE is looking for a greater number of parking spaces than the 5 parking spaces the By-Laws currently allow. In addition the fact that there are two duplexes proposed on a single lot. This requires a Special Permit. ML also introduced Wayne Amico (WA), VHB, Town Engineer and author of the Peer Review. Mr. Amico proceeded to comment on ASE’s February 21st written response to the Peer Review.

WA- led discussion between WA and MD on several observations of the proposed 213 Main Street Site Plan.

ML- Asked for clarification if Site Plan approval were necessary. Then opened the meeting to comments and questions from individual PB members: JK- wanted to know if there were a list of permits and waivers required. Would ASE be meeting with Conservation Commission and Water and Sewer. GP- had questions about the fence and retaining wall on west side of property. KC- raised questions whether the buildings are to be condo or rental units and about the height of proposed buildings. BC- raised concerns about the sidewalk, sidewalk material composition and pedestrian safety. KC- what is the character of buildings and is this consistent with neighborhood. Phillip Rolfe, 209 Main Street, raised questioned about where the snow would end up and stated he would not like snow piled next to his house. KC- also raised questions about the landscaping of the property. He asked who would pay for backfill behind retaining wall and asked of what material the proposed guard rail would consist. He also questioned the retaining walls at each side of parking area and how would snow be removed relative to these retaining walls. He asked of what material the sidewalks would consist. JK- raised questions about outdoor lighting and vegetative screening. KC- asked if there is a final design review. ML- ASE needs to submit three waiver request.

At 8:00 P.M., ML- opened the meeting to public for comments and questions:

Beth Pilgrim, 207 Main St. asked how this project affects the character of the site. Concerned about structure lowering property values.

Alex Wolfram, Owner, 1732 Main Street, Concord, wants to make property as attractive as possible; once final design is complete, he will send copies to abutters.

Phillip Roth, 209 Main Street was concerned that the density of the two duplexes would bring too many (8) parking spaces and threaten to reduce abutter property values. Would prefer to see one or two single family properties. Concerned about safety.

John McGoldrick, 231 Main Street, raised concerns about sidewalk safety. Claims there is no safety margin for pedestrians and auto drivers. Piles of snow there might cause sight line obstruction for drivers on Main Street.

Phillip Roth, 209 Main Street, asked how would backyard be landscaped and who would maintain?

Alex Wolfram, Owner, stated there are some questions just now as to whether property would be rented to tenants or sold as condos.

Lee Doyle, 9 Spring Lane, commented she did not receive an abutter's notice regarding this meeting, even though she said she is within the 300 foot radius of property. She is concerned about lighting. In addition, she is concerned about splitting up the two properties. She is concerned about the safety of cars backing out of parking area.

Tina Woolston, 24 Espie Ave., concerned about speeding cars down Main Street, believes there should be effort to mitigate this issue. Need to slow traffic.

Greg Tuzzolo, One Randall Road, asked if parking could be moved behind building. KC- asked if the lot might be split? Discussion ensued.

BC- raised possibility of angle parking.

Judy Stokey, 231 Main Street, asked if trees to left of property would be removed. She is concerned about the obstruction of river view with guard rail. She is also concerned about snow removal. Who will maintain this? Current street lighting is very poor; it's a safety issue for drivers and pedestrians.

Phil Rolfe- had question about retaining wall.

Judy Stokey, where would snow blower be stored? What about guest and service vehicle parking?

Phil Rolfe wanted to know the criteria for deciding on approving a Special Permit and is this criteria subjective?

Judy Stokey, what is procedure hence?

ML- ASE will revise drawings; we will have another public hearing, allow residents to speak, then close off discussion and the PB will decide on the Special Permit.

Phil Rolfe: could an elevation drawing be included? KC- elevation drawings would help to know if this Site Plan affects the neighborhood housing character.

Lee Doyle, what changes could be made after construction to correct things that go wrong?

ML- read Building Commissioner's written response. ML-asked when will revised plans be available? Are there other comments? Is there a motion that PB will continue this hearing on March 26 and 213 Main Street will be on the agenda. JK- so moved. GP- seconded. Approved 5-0. At 8:35 PB members paused the meeting to reconvene in 5 minutes. Public was excused to leave the meeting.

At 8:45, ML- called the meeting to order. Greg Tuzzolo, a Landscape Architech, One Randal Road, was introduced as a candidate for the PB. Motion to approve the 2/12/13 minutes was made. GP- seconded. Approved 4-0. BC- abstained. Discussion ensued on general procedural issues, who to go to with questions. ML- FYI 3/5 PB meeting may be upstairs in BOS room. If interested in Holy Cross PB Training Seminar, send registration to Steve and Town will pay for registration costs. Registration deadline is March 8th. GP will not attend 4/6/13 Town Meeting. ML- at 9:22 P.M. motion to adjourn, GP seconded. Approved 5-0.