

PB Minutes 9 April 2013

Attending: Max Lamson (ML), Chair, Jason Kreil (JK), Bernie Cahill (BC), Kevin Calzia (KC), Greg Tuzzolo (GT), Alternate Member, Rick Asmann (RC), Building Commissioner, Steve Wood, Interim Planning Assistant. Absent: Greg Price.

7:04 P.M. ML Move to continue the Public Hearing on 213 Main Street Special Permit. Mark Donohoe (MD), Acton Survey& Engineering will now present.

MD- Driveway will now include tall grasses and boulders as ornaments. We added a storm water collection area. ConsCom has closed their hearings. The retaining wall issue will be addressed by separate request. MD created a memo (this memo dated 8 April is added to file) It regards "Possibly (sic) Required Actions".

ML- The entire curb in center will be raised.

MD- Yes, 4 inches.

BC- Please describe how a pedestrian would walk in front of these buildings.

MD- The sidewalk would be sloping but mostly flat to allow snow removal. This also allows for safer pedestrian passageway.

GT- What are dashes on plan?

MD- Difference is in the pavement materials, that is, concrete and asphalt.

KC- Why the 6 inch slope?

MD- For storm water run-off purposes.

ML- Rick's input on this proposal is requested. Is this considered two duplexes?

RA- I've decided these are two duplexes. Functionally, it is a four unit building. In a broader sense it can be considered a multi-family.

ML- Would this require a Special Permit?

Judy Stokey, 231 Main Street, Zoning By-Laws says only one building is allowed.

RA- Planning Board is allowed to decide on this matter.

BC- Do we have a definition of a duplex?

RA- No, it's a multi-family.

ML- Thank you. Any general comments, Rick?

RA- I like the adjustments that have been made.

ML- Rick, can you look at the memo with reliefs and comment? Do any other Board Members have questions or comments?

RA_ Some are necessary waivers. Looking at parking regulations. Is it a parking lot or a driveway?

JK- What about ADA requirements?

ML- This updated plan does show materials used.

MD- Yes.

KC- What about drawing that shows elevation?

MD- Architect hasn't done them yet.

KC- Are there any other examples of relief of driveways within the 200 foot boundary?

RA- With duplexes- everyone is entitled to a driveway. On Brown Street there are two duplexes with a driveway in middle.

JK- If you go down Main Street, there are driveways close together.

KC- This has the appearance of parking stalls.

ML- Further questions for the Proponent or Rick?

JK- When parking 6 to 25 requires one space

RA- I go by State's Regulations (AAB). They are triggered at 15 spaces.

KC- The retaining wall is still unresolved?

MD- AS&E will replace the chain link fence with a guard rail and will backhoe the retaining wall. We're willing to do this.

ML- April 3rd is the date for the last set of plans?

MD- That's correct.

Judy Stokey- How can you allow yard to become a driveway?

MD- By-Laws allow this.

RA- Yard is an old fashion term for setbacks. The side of building is defined as the yard.

Judy Stokey- Feels like this use of a yard affects the character of the neighborhood. Detracts from area. Presents safety concerns.

MD- Snow storage is built into plans.

Judy Stokey- What about one three-unit structure?

MD- Would still need parking in front.

ML- What is the square foot footprint.

MD- 900 square feet.

Judy Stokey- A three floor structure, how does this fit into Maynard's Plans?

MD- We're complying with the By-Laws.

Judy Stokey- You won't be able to see the River.

ML- You're referring to the Community Development Principles. One of the issues is providing a view to the River. There is more open space with the proposed plan. Protects the character of Downtown.

John McGoldrick, 231 Main Street- What is the cost/sq.ft. of each unit?

MD About \$13/sq. ft.

Discussion about the cost of the units.

KC- What is the history pursuing something other than duplexes.

ML- We've discussed many options. We're trying to improve the plan.

Judy Stokey- Many of the hardwood trees will be removed.

ML- ConsCom will be monitoring this.

JK- It seems that there are four homeowners who have not been included in abutters list. We need to get clarification from counsel as to what happened.

Discussion on what is the best procedure to follow at this point.

BC- I make motion to continue this public hearing for 213 Main Street Special Permit pursuant to Section 3.1.2 of the Maynard By-Laws.

KC- Second

ML- All in favor

Motion carried 4-0

Five minute recess took place.

ML- Regarding the PB Minutes for 213 Main Street on 2/26/2013 meeting.

JK Motion to approve these minutes.

ML Second

ML. All in favor?

Motion carried 4-0

ML- Regarding the PB Minutes for 213 Main Street on 3/26/2013.

BC- One change. (“biggest” to “one”)

JK- A second change (“held” to “continued”)

JK- Motion to accept minutes of 3/26/2013 as amended.

ML- Second

ML- All in favor?

Motion carried 4-0

ML- Regarding PB Minutes for 170 Main Street on 3/12/2013.

ML- Motion to approve Minutes as stated.

KC Second.

ML- All in favor?

Motion carried 4-0

ML- Regarding PB Minutes for 129 Parker Street on 3/5/2013.

JK- There is one change required on page five.

ML- Motion to approve PB Minutes for 129 Parker Street on 3/5/2013.

BC. Second

ML. All in favor?

Motion carried 4-0

ML Old/new business. 1. We have received resumes for the Planner position. Rick and Marie will review them. If any of the Board Members would like to participate in the interview process, let me know. 2. Dawn Capello, BOS has talked about a joint PB and BOS Executive meeting with Ton Counsel about the 129 Parker Street Development Agreement. There are two dates under consideration: 4/15 and 4/16.

ML- Any other comments or questions?

JK- Make a motion that we adjourn.

ML-. Second

ML- All in favor.

Motion carried 4-0. Meeting adjourned.