



**129 PARKER STREET  
MAYNARD, MA  
CONCEPT PLAN SUBMITTAL**

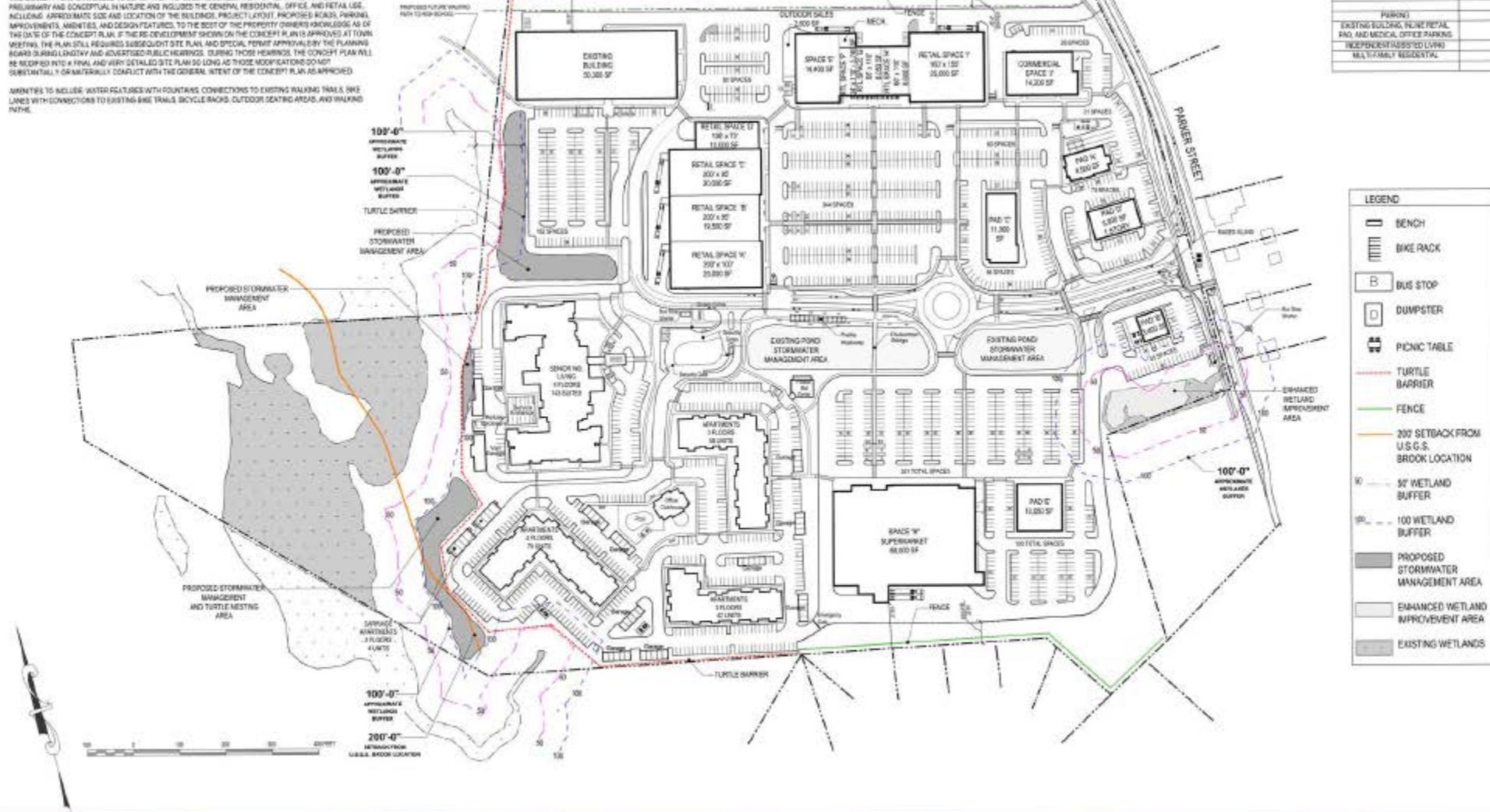
28 June 2016



# Concept Plan

TOTAL SITE AREA: 58.39 ACRES  
NOTE:

THIS CONCEPT PLAN IS INTENDED TO DEPICT THE PROPOSED REDEVELOPMENT OF 129 PARKER STREET WHICH IS PRELIMINARY AND CONCEPTUAL IN NATURE AND INCLUDES THE GENERAL RESIDENTIAL, OFFICE, AND RETAIL USE INCLUDING APPROXIMATE SIZE AND LOCATION OF THE BUILDINGS, PROJECT LAYOUT, PROPOSED ROADS, PARKING IMPROVEMENTS, AMENITIES, AND DESIGN FEATURES. TO THE BEST OF THE PROPERTY OWNER'S KNOWLEDGE AS OF THE DATE OF THE CONCEPT PLAN, IF THE DEVELOPMENT SHOWN ON THE CONCEPT PLAN IS APPROVED AT TOWN MEETING, THE PLAN STILL REQUIRES SUBSEQUENT SITE PLAN AND SPECIAL PERMIT APPROVALS BY THE PLANNING BOARD DURING LONG-TERM AND ADVERTISED PUBLIC HEARINGS. DURING THOSE HEARINGS, THE CONCEPT PLAN WILL BE REOPENED INTO A FINAL AND VERY DETAILED SITE PLAN SO LONG AS THOSE MODIFICATIONS DO NOT SUBSTANTIALLY OR MATERIALLY CONFLICT WITH THE GENERAL INTENT OF THE CONCEPT PLAN AS APPROVED. AMENITIES TO INCLUDE WATER FEATURES WITH FOUNTAINS, CONNECTIONS TO EXISTING WALKING TRAILS, BIKE LANES WITH CONNECTIONS TO EXISTING BIKE TRAILS, BICYCLE RACKS, OUTDOOR SEATING AREAS, AND WALKING PATHS.



TOTAL SITE AREA: 58.39 ACRES	
DEVELOPMENT	80,300 SF
EXISTING BUILDING	30,300 SF
TOTAL NON-RESIDENTIAL	203,440 SF
INDEPENDENT/ASSISTED LIVING	140 UNITS
MULTI-FAMILY RESIDENTIAL	180 UNITS
	22 UNITS AFFORDABLE
PARKING	
EXISTING BUILDING, PLANE RETAIL, PAD, MEDICAL, OFFICE PARKING	1247 SPACES
INDEPENDENT/ASSISTED LIVING	71 SPACES
MULTI-FAMILY RESIDENTIAL	270 SPACES

POTENTIAL USES	
Existing Building	Retail
Retail	Medical
Medical	Health Club
Health Club	Office
Space 'E'	Retail
Retail	Restaurant
Restaurant	Health Club
Space 'D'	Retail
Retail	Restaurant
Restaurant	Medical
Medical	Office
Office	Health Club
Space 'X'	Supermarket
Supermarket	Retail
Retail	Restaurant
Space 'W'	Bank
Bank	Retail
Retail	Restaurant
Space 'B'	Retail
Retail	Restaurant
Space 'C'	Medical Office
Medical Office	Pad 'D'
Pad 'D'	Medical
Medical	Retail
Retail	Restaurant
Pad 'E'	Retail
Retail	

LEGEND	
	BENCH
	BIKE RACK
	BUS STOP
	DUMPSTER
	PICNIC TABLE
	TURTLE BARRIER
	FENCE
	200' SETBACK FROM U.S.G.S. BROOK LOCATION
	50' WETLAND BUFFER
	100' WETLAND BUFFER
	PROPOSED STORMWATER MANAGEMENT AREA
	ENHANCED WETLAND IMPROVEMENT AREA
	EXISTING WETLANDS

Planner/Designer/Architect:



# 129 Parker Street

MAYNARD, MASSACHUSETTS

June 28, 2016

Owner / Developer:



TOTAL SITE AREA: 58.39 ACRES		
SUPERMARKET	81,000 SF	
BLURIE RETAIL	138,000 SF	
PADS	35,150 SF	
TOTAL RETAIL	254,150 SF	
EXISTING BUILDING		16,300 SF
TOTAL NON-RESIDENTIAL	269,540 SF	
INDEPENDENT ASSISTED LIVING		140 UNITS
MULTIFAMILY RESIDENTIAL		760 UNITS
		25 UNITS AFFORDABLE
PARKING		1,340 SPACES
EXISTING BUILDING, BLURIE RETAIL,		130 SPACES
PADS AND MEDICAL OFFICE PARKING		70 SPACES
INDEPENDENT ASSISTED LIVING		35 SPACES
MULTIFAMILY RESIDENTIAL		300 SPACES

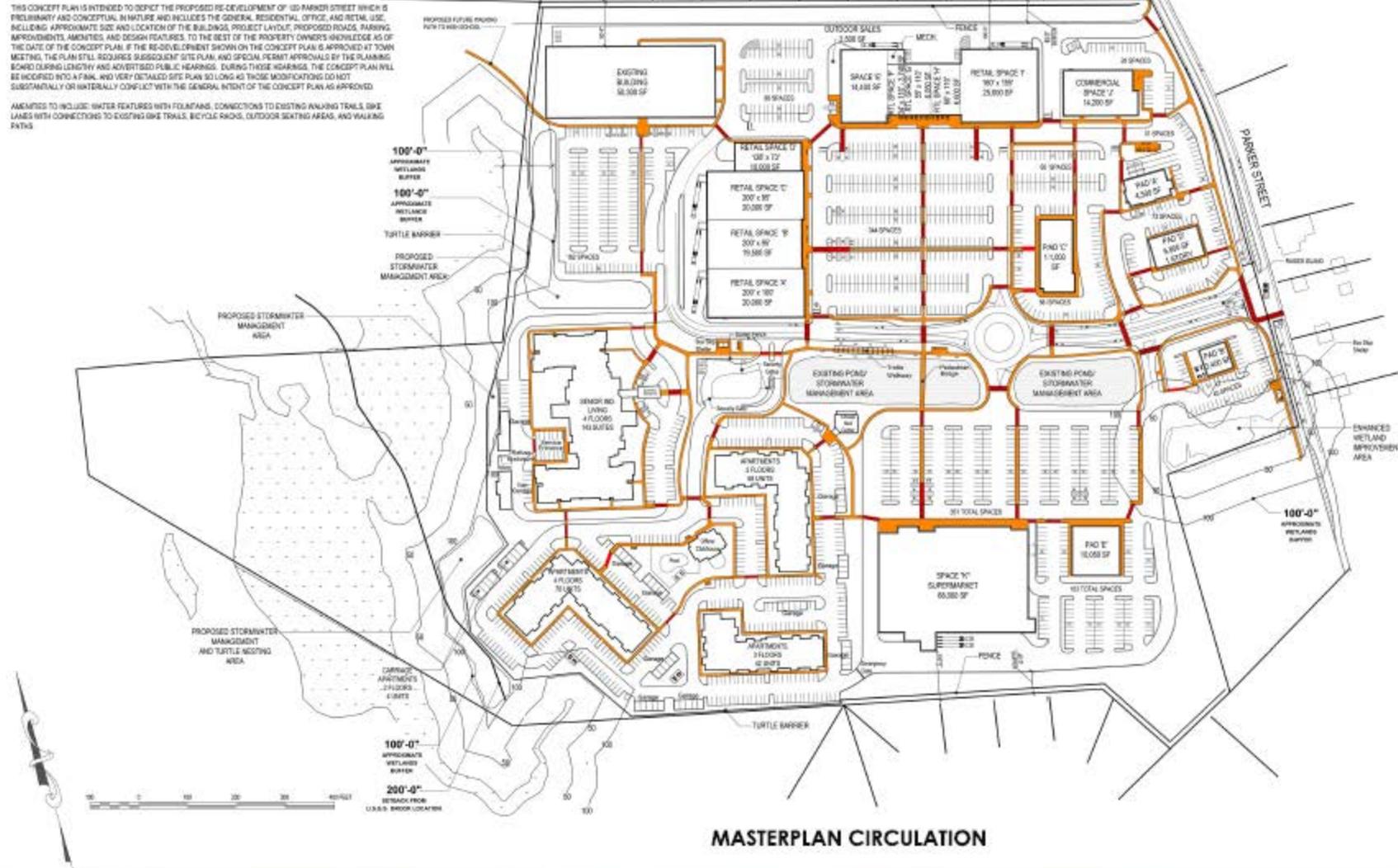


SITE PLAN

TOTAL SITE AREA: 58.39 ACRES  
NOTE:

THIS CONCEPT PLAN IS INTENDED TO DEPICT THE PROPOSED RE-DEVELOPMENT OF 129 PARKER STREET WHICH IS PRELIMINARY AND CONCEPTUAL IN NATURE AND INCLUDES THE GENERAL, RESIDENTIAL, OFFICE, AND RETAIL USE, INCLUDING APPROXIMATE SIZE AND LOCATION OF THE BUILDINGS, PROJECT LAYOUT, PROPOSED ROADS, PARKING, IMPROVEMENTS, AMENITIES, AND DESIGN FEATURES, TO THE BEST OF THE PROPERTY OWNER'S KNOWLEDGE AS OF THE DATE OF THE CONCEPT PLAN. IF THE RE-DEVELOPMENT SHOWN ON THE CONCEPT PLAN IS APPROVED AT TOWN MEETING, THE PLAN STILL REQUIRES SUBSEQUENT SITE PLAN AND SPECIAL PERMIT APPROVALS BY THE PLANNING BOARD DURING LENGTHY AND ADVERTISED PUBLIC HEARINGS. DURING THOSE HEARINGS, THE CONCEPT PLAN WILL BE INCORPORATED INTO A FINAL AND VERY DETAILED SITE PLAN SO LONG AS THOSE MODIFICATIONS DO NOT SUBSTANTIALLY OR MATERIALLY CONFLICT WITH THE GENERAL INTENT OF THE CONCEPT PLAN AS APPROVED.

AMENITIES TO INCLUDE: WATER FEATURES WITH FOUNTAINS, CONNECTIONS TO EXISTING RUNNING TRAILS, BIKE LANES WITH CONNECTIONS TO EXISTING BIKE TRAILS, BICYCLE RACKS, OUTDOOR SEATING AREAS, AND WALKING PATHS.



MASTERPLAN CIRCULATION

TOTAL SITE AREA: 58.39 ACRES	
SUPERMARKET	65,800 SF
INDIE RETAIL	150,000 SF
TRUCK	25,200 SF
<b>TOTAL RETAIL</b>	<b>241,000 SF</b>
EXISTING BUILDING	65,800 SF
<b>TOTAL NON-RESIDENTIAL</b>	<b>241,000 SF</b>
INDEPENDENT/ASSISTED LIVING	140 UNITS
MULTIFAMILY RESIDENTIAL	188 UNITS
	37 UNITS APPROPRIATE
PARKING	
EXISTING BUILDING IN-NEE RETAIL, PAD, AND MEDICAL OFFICE PARKING	1347 SPACES
INDEPENDENT/ASSISTED LIVING	73 SPACES
MULTIFAMILY RESIDENTIAL	262 SPACES

POTENTIAL USES

- Existing Building
- Retail
- Medical
- Health Club
- Office
- Space 'E'
- Retail
- Restaurant
- Health Club
- Space 'Z'
- Retail
- Restaurant
- Medical
- Office
- Health Club
- Space 'X'
- Supermarket
- Retail
- Restaurant
- Pad 'W'
- Bank
- Retail
- Restaurant
- Pad 'B'
- Retail
- Restaurant
- Pad 'C'
- Medical Office
- Pad 'D'
- Medical
- Retail
- Restaurant
- Pad 'E'
- Retail

LEGEND

- BENCH
- BIKE RACK
- BUS STOP
- DUMPSTER
- PICNIC TABLE
- TURTLE BARRIER
- FENCE
- 200' SETBACK FROM U.S.G.S. BROOK LOCATION
- 50' WETLAND BUFFER
- 100' WETLAND BUFFER
- PROPOSED STORMWATER MANAGEMENT AREA
- ENHANCED WETLAND IMPROVEMENT AREA
- EXISTING WETLANDS

Planner/Designer/Architect:



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MAYNARD, MASSACHUSETTS

June 28, 2016

Owner / Developer:

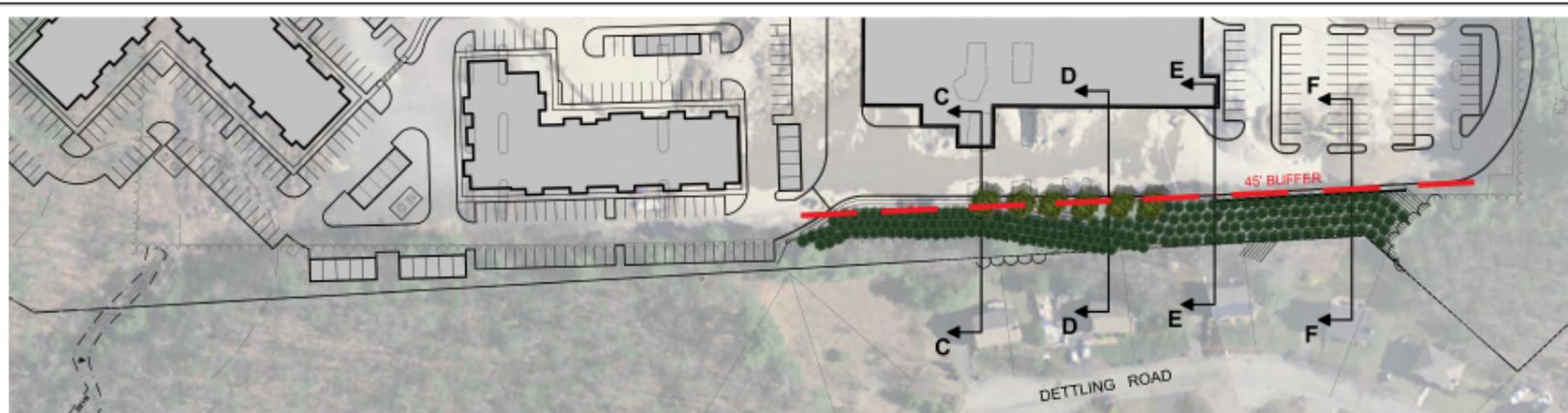




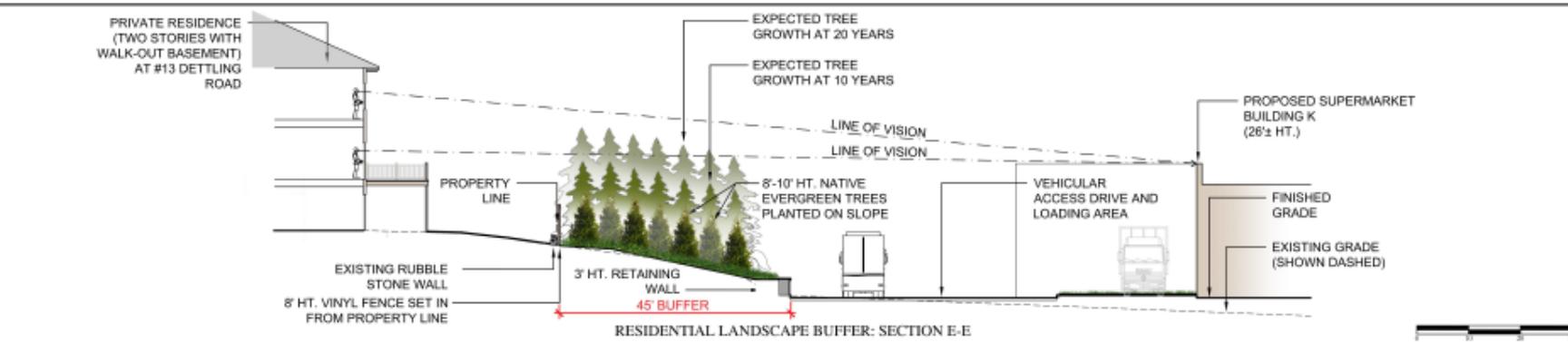
# Residential Buffer Area Landscape & Fencing Plans



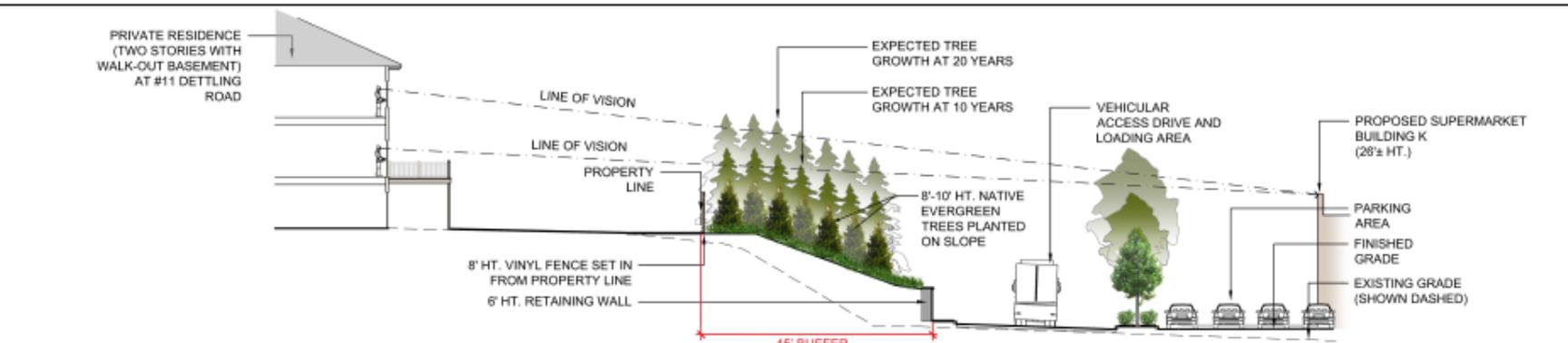




1. RESIDENTIAL LANDSCAPE BUFFER: PLAN VIEW



RESIDENTIAL LANDSCAPE BUFFER: SECTION E-E



RESIDENTIAL LANDSCAPE BUFFER: SECTION F-F

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NO.	DATE	DESCRIPTION	INITIALS
1	05/11/24	45' BUFFER LAYOUT	
2	05/11/24	FINAL LAYOUT	
3		DATE	
4		DESCRIPTION	



PREPARED BY:  
  
**WATERMAN DESIGN ASSOCIATES, INC.**  
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OWNER:  
**MAYNARD CROSSINGS JV, LLC**  
 250 Tappan Road, Suite 100  
 Southborough, MA 01772

PREPARED FOR:  
**MAYNARD CROSSINGS JV, LLC**  
 250 Tappan Road, Suite 100  
 Southborough, MA 01772

TITLE:  
**RESIDENTIAL LANDSCAPE BUFFER (SOUTH LOT LINE)**  
**129 PARKER STREET**  
 Maynard, MA (Middlesex County)  
 FOR DISCUSSION

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED AS A CONSTRUCTION DRAWING BY WATERMAN DESIGN ASSOCIATES, INC.

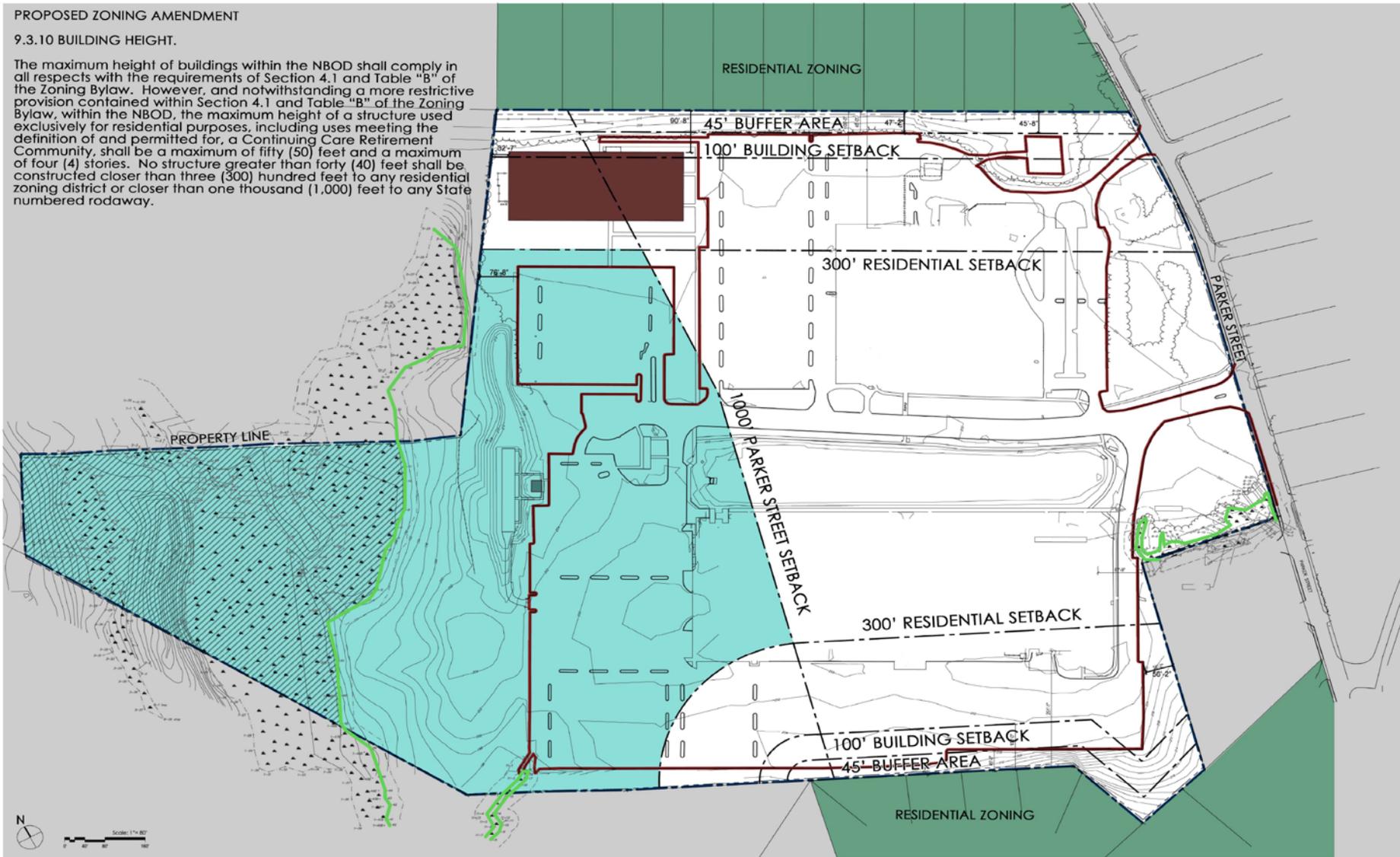


**Existing Condition Plan, Existing  
Topography and NBOD Setbacks and  
Buffer Zones**

PROPOSED ZONING AMENDMENT

9.3.10 BUILDING HEIGHT.

The maximum height of buildings within the NBOD shall comply in all respects with the requirements of Section 4.1 and Table "B" of the Zoning Bylaw. However, and notwithstanding a more restrictive provision contained within Section 4.1 and Table "B" of the Zoning Bylaw, within the NBOD, the maximum height of a structure used exclusively for residential purposes, including uses meeting the definition of and permitted for, a Continuing Care Retirement Community, shall be a maximum of fifty (50) feet and a maximum of four (4) stories. No structure greater than forty (40) feet shall be constructed closer than three (300) hundred feet to any residential zoning district or closer than one thousand (1,000) feet to any State numbered roadway.



UNBUILDABLE LAND	EXISTING WETLANDS	AREA OF ALLOWED 50' BUILDING HEIGHT	RESIDENTIAL ZONING	EXISTING PAVING OUTLINE	EXISTING BUILDING
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EXISTING CONDITIONS DIAGRAM



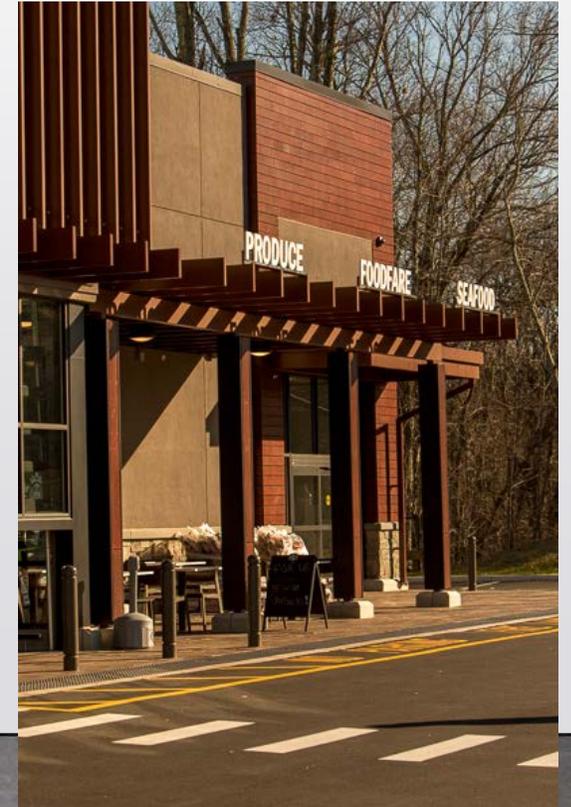
# Illustrations of General Architecture of the Proposed Structures

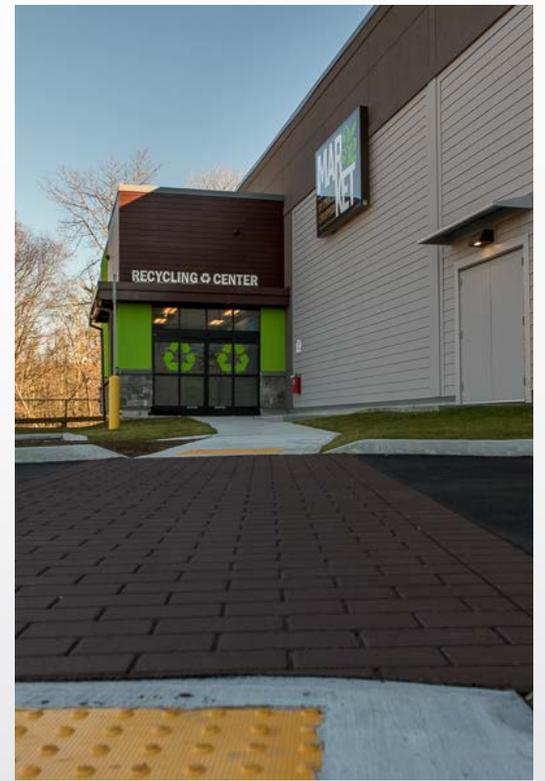


# Proposed Supermarket Building Elevations













# Multi Unit Residential Building Elevations







# Typical In-Line Retail Building Elevations





# Typical Pad Retail Building Elevations







# Senior Independent Living Building Elevations



- Stone Veneer
- Shingle Siding
- Horizontal Siding
- Composition Shingles

**Schematic Perspectives**



