

Maynard Planning Board – Meeting and Public Hearing
August 28, 2018 - 7 p.m.
195 Main Street, Room 101

Board Members Present: Greg Tuzzolo – Chair, Andrew D’Amour, Megan Zammuto, Bill Cranshaw, Jim Coleman

Others Present: Bill Nemser – Town Planner, Rick Asmann – Building Commissioner, Wayne Amico – Town Engineer

Called to Order at 7:02 p.m by Greg Tuzzolo

Presentation

Rick Asmann gave a general presentation to the Board regarding streetscape design throughout the Downtown Overlay District (DOD). He made suggestions for the Board to consider as it conducts site plan reviews and/or proposes future design guidelines for construction within the DOD. He discussed various building materials that have been used throughout the DOD and provided examples of streetscapes from other towns in the Northeast. He made a recommendation to the Board to walk around downtown and discuss likes, dislikes, and a general vision for the overall look of downtown Maynard.

Bill Cranshaw asked if there was ever a rule put in place for the first floor height of buildings in areas like the DOD. Rick Asmann indicated that he would look into it to find out. Bill also asked about transitions at the edge of the DOD. Rick indicated that it’s for the Board to consider where the continuity of streetscape design makes the most sense.

Greg Tuzzolo suggested that some of the streetscape design vision should be part of the Master Planning process.

Public Hearing – Signage Special Permit for Acacia Communications

Greg Tuzzolo opened the Public Hearing for a Signage Special Permit for Acacia Communications.

Scott Ferrigno from Sign Design in Brockton, MA was in attendance to present the proposed sign design for Acacia Communications. The sign itself has already been permitted, but the current request is for a permit for lighting for the sign. The approximately 2’x5’ sign would have stencil cut-outs for the letters, which would be illuminated internally within the sign with white light.

Bill Nemser added that the location of the sign would be entirely within the interior of the Mill and Main campus and would not disturb any exterior residents.

Andrew D'Amour asked for a sample picture of a similar type of design with stencil-cut letters illuminated from the interior at night.

Bill Cranshaw noted that illumination of lighting is restricted to hours "open to public", which may be difficult to define for this use, and that after hours illumination may not be a problem given the location of the sign interior to the campus.

Greg Tuzzolo asked what the hours of operation would be, if the signage has been approved by the property owners, and if there is a dimmer on the sign. The Global Facility Manager of Acacia Communications stated that their typical hours of operation are 6:00 a.m. to 8:30 p.m. The Mill and Main property owner, Saracen Properties, has approved the proposed signage design. The lighting can be dimmed.

Greg Tuzzolo referred to the criteria which must be met, according to Section 10 of the Zoning By-laws, in order to be approved for a special permit.

Greg Tuzzolo made a motion to determine that the request meets the criteria for a special permit as described in Section 10.4 of the Zoning By-law. The motion was seconded by Andrew D'Amour.

The Board voted 5-0 in favor of the motion.

Greg Tuzzolo made a motion to grant a waiver for the hours of operation for the lighting of the sign, which was seconded by Andrew D'Amour.

The Board voted 5-0 in favor of the motion.

Greg Tuzzolo made a motion to approve the special permit, granting relief to allow the internally- illuminated, wall-mounted entrance sign to Acacia Communications, with condition of approval for a dimmer. The motion was seconded by Andrew D'Amour.

The Board voted 5-0 in favor of the motion.

Public Hearing – 170 Main Street

Bill Nemser provided a brief recap of the original proposal from the petitioner for a mixed-use project within the DOD. The petitioner withdrew that petition, without prejudice, and submitted a new petition for a mixed-use project that will not utilize the DOD By-laws. The new proposal includes a gas station and convenience store with drive-thru but does not include a drive-thru bank as previously proposed.

Greg Tuzzolo opened the Public Hearing for 170 Main Street. A representative of the petitioner, Dimopoulos Realty Trust, was in attendance to present the revised project proposal. The gas station hours would be 6:00 a.m. until 10:00 p.m. In order to address previous concerns of disturbances from the canopy lighting, the petitioner has revised the lighting to a recessed design within the canopy. There are five trees to be planted along the property line as well as a fence and shrubs.

There is not yet a staff report on the new proposal.

Wayne Amico had provided written comments to the petitioner prior to the meeting. Overall his feedback on the revised proposal was positive. He stated that the petitioner may want to consider additional parking spaces, if possible, to accommodate customers of the business. The petitioner addressed some of the comments of Wayne with regard to the flow of traffic through the parking lot. The Board discussed with the petitioner the plans for entry to and exit from the parking lot and concerns about truck deliveries, traffic flow, access to the gas pumps, and parking.

The Board asked about connection to the Rail Trail, which was eliminated with the revised proposal. Andrew D'Amour asked if the petitioner would consider more interaction with the Rail Trail through, for example, bike racks, picnic tables, etc. The Board discussed pedestrian activity around the property. Bill Cranshaw asked the petitioner to make additional considerations to the current proposed design as it ties into the surrounding sidewalks, bike lanes, and crosswalks. He would also like to see the proposal revised to decrease the number of vehicle access points from three to two, per the by-laws for a property of the size of the petitioner's request.

Greg Tuzzolo asked the petitioner for additional design detail to support his application by addressing the topics of pedestrian circulation around Main Street, Sudbury Street, and the Rail Trail; traffic flow; and landscaping beyond the property line. He also asked the petitioner to bring photos of the property and surrounding sidewalks to the next meeting.

Megan Zammuto asked the petitioner to ensure he addresses safety of pedestrians around the Rail Trail access.

Wayne Amico suggested that the petitioner might want to consider a fence along the back of the property to alleviate light pollution from car headlights. The petitioner will replace the existing fence along the side property line.

Jim Coleman asked if the petitioner would consider all vendor deliveries be made after operating hours. The petitioner agreed.

Greg Tuzzolo made a motion to continue the Public Hearing for 170 Main Street to September 25, 2018, which was seconded by Andrew D'Amour.

The Board voted 5-0 in favor of the motion.

Public Hearing – Planning Board Rules and Regulations

Greg Tuzzolo opened the Public Hearing for the Planning Board to consider amending their Rules and Regulations to add an Open Space and Recreation Fund dedication requirement for Downtown Overlay District (DOD). Andrew D'Amour left the meeting. The proposed amendment is intended to allow for implementation of Section 9.4.5.2 of the Zoning By-laws.

Bill Cranshaw requested a correction to a reference to "Fiscal Year 2018", changing it to "Fiscal Year 2019".

The Board discussed the most appropriate place within the Planning Board Rules and Regulations to add the new verbiage and agreed that the Miscellaneous section was best.

Bill Cranshaw made a motion to amend the Planning Board Rules and Regulations to include a Section 9.4.5 Safe Harbor valuation of Open Space and Recreation land donation, consistent with the calculation in the Planning Board draft of July 10, 2018 with the further exception that the reference to Fiscal Year 2018 be changed to Fiscal Year 2019. The motion was seconded by Megan Zammuto.

The Board voted 4-0 in favor of the motion.

Town Planner Update

Prior to the Planning Board Meeting, Walter Eriksen, the developer of the 173 Main Street “Mill View Condos”, requested a field call from Bill Nemser and Wayne Amico to receive a waiver for an additional three feet of setback space due to complications that came up during site excavation. Bill and Wayne wanted to present the request to the Board for review prior to responding to the developer.

The Board agreed that the developer should attend a future meeting to present an updated plan along with supporting documentation from his engineer.

Bill Nemser will follow up with Walter Eriksen to let him know that the Board would like additional details.

Greg Tuzzolo made a motion to adjourn, which was seconded by Megan Zammuto.

The Board voted unanimously in favor of the motion.

Adjourned at 9:20 p.m.