

**Maynard Planning Board – Meeting and Public Hearing
November 27, 2018 - 7 p.m.
195 Main Street, Room 101**

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

Others Present: Bill Nemser – Town Planner, Wayne Amico – Town Engineer, James MacDonald – MacDonald Development

Called to Order at 7:03 p.m by Greg Tuzzolo

Public Hearing – 42 Summer Street (Continued from September 11, 2018)

Greg Tuzzolo re-opened the Public Hearing for 42 Summer Street, continued from September 11, 2018. The petitioner, James MacDonald, provided a summary of his revised plans for 42 Summer Street, dated November 5, 2018. The new plans indicate that there will now be a fence located two and half feet from the property line as well as a side yard setback, allowing for the required ten feet between the property line and the edge of the asphalt parking lot. The number of parking spaces was reduced to 35.

Prior to the meeting, James MacDonald had gone over the revised plans with Wayne Amico for feedback. Wayne Amico summarized that the applicant has addressed most of the major concerns that were brought up in the last meeting with the proposed revisions. There are a few detailed engineering points that the applicant is still working through, and Wayne Amico will continue to work with the applicant to review those details and provide feedback as needed. Due to the changes the applicant has made to the proposed plan, there is no setback waiver required since the revised plans now meet the setback requirements.

Bill Cranshaw asked if a special permit is required for the compact parallel parking spaces that are in the plans. Wayne Amico stated that they would need to request a waiver for those spaces based on the dimensions.

Bill Nemser reminded the Board and Public Hearing attendees that a multi-family use in the Downtown Overlay District (DOD) requires a special permit. With his application, James MacDonald is asking for that special permit as well as site plan approval. Because there is a density bonus that is being proposed, the density bonus requires a separate memorandum agreement. If the Board approves the plan, it would be contingent upon execution of a development agreement in which eight units would be designated as affordable housing units.

Greg Tuzzolo asked Wayne Amico about the current plans calling for a slope in the parking lot that exceeds the maximum of 5%. Wayne Amico stated that the applicant will need to either make a change to the current plan or request a waiver and provide a valid reason for needing to exceed the maximum slope regulations.

Bill Cranshaw asked about proposed changes to the sidewalk that runs along the side of the property and any planned curb cut. Wayne Amico stated that the applicant needs to provide more detail in the plans for the sidewalk around the property.

Greg Tuzzolo reminded the Board and the public of the six criteria that must be sufficiently addressed by the applicant in order for a special permit to be granted:

1. Social, economic, or community needs
2. Traffic flow and safety
3. Adequacy of utilities and other public services
4. Neighborhood character and social structures
5. Impacts on the natural environment
6. Potential fiscal impact, including impact on town services

Bill Nemser reminded everyone that because the project is in the DOD, there are additional criteria for the special permit as well.

Greg Tuzzolo indicated that once the site plan review process has been acceptably completed, the Board will move on to the design review process. He highlighted some outstanding material that has yet to be provided to the Board for the project, including the following: context drawings showing the proposed street elevation of the project in scale with adjacent properties; cross-section drawings showing the relationship of the proposed project to the rail trail; existing conditions documentation; detailed plans for tree removal related to the project; plant material specifications; design specification for a property buffer; and a landscape maintenance plan. He also pointed out that the town regulations require a licensed landscape architect to prepare the landscape plans for a proposed project. He is opposed to the applicant's requested waiver for that requirement.

The Board asked for clarification of the height of the proposed retaining wall and its layout in relation to the existing retaining wall.

Bill Cranshaw asked for clarification on how one enters the building from various locations (e.g. underground parking, the sidewalk, etc.). There was concern expressed by the Board members about how the units are accessed and whether or not the current design would meet fire codes. If there are any major changes required to meet the fire code, it would impact the entire design plan review. Bill Nemser asked that the applicant meet with the fire chief to go over the proposed plan. Greg Tuzzolo suggested that the applicant consider adding a staircase from the underground parking up to the first floor.

Greg Tuzzolo asked for public comments. Linda Thayer of 14 Chandler Street asked that the words "Maple Street" be removed from the proposed plan as the driveway indicated as Maple Street is not in fact Maple Street.

Beth Turner of 14 Euclid Avenue asked again about the property line at Dunn Oil and what the effect will be on the property where the retaining wall will be directly adjacent to the oil tanks. Greg Tuzzolo reiterated that detailed cross-sectional plans as well as property maintenance plans would provide the details needed to answer questions such as Ms. Turner's.

Sarah Lanigan of 31 Roosevelt Street asked about the required height of a guard rail that would be located on the parking lot side of the retaining wall. Greg Tuzzolo stated that there would need to be a structure that would prevent both pedestrian and vehicular falls from occurring. Wayne Amico stated that typically anything over four feet would require a protective fence or other structure for pedestrian protection. The regulations for vehicular protection are more stringent.

Lindsey McConchie of 52 Summer Street asked how many units would be allowed by right for the property. The applicant stated that it would be 14. The application is for 20 units.

Bill Cranshaw asked for clarification of the easement that is indicated on the existing conditions plan. Wayne Amico suggested that it might be a utility easement. He encouraged the applicant to explore that information and indicate the specific easement purpose on the plans.

The Board asked for additional details on the buffer with the existing neighbor, snow plowing and storage plans, and dumpster placement.

Greg Tuzzolo made a motion to continue the Public Hearing for 42 Summer Street to January 22, 2019, which was seconded by Andrew D'Amour.

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

The Board took a five-minute recess before the next Public Hearing.

Public Hearing – 170 Main Street (Continued from August 28, 2018)

Greg Tuzzolo re-opened the Public Hearing for 170 Main Street, continued from August 28, 2018. He asked Bill Nemser to remind the attendees of the goal of the hearing. Bill Nemser summarized the original application for a mixed-use project, which was revised to a garage/gas station with a drive-thru. The applicant has an existing special permit for motor vehicle use with light service. The request, if approved, would modify the existing special permit to allow for one drive-thru and a release waiver for sign regulations.

Greg Tuzzolo asked the applicant to provide an update. The applicant stated that he's been working with Bill Nemser, Wayne Amico, and Kaitlin Young (Assistant Town Planner/Conservation Agent) to come up with a modified design. The revised plan includes a one-way entrance to and a one-way exit from the property with angled parking in the front. The gas tank islands would be angled as well. Both the building and the drive-thru area have been extended. There were adjustments made to the canopy as well as overflow and employee-only parking. A stone-dust walkway was added from the rail trail to the property. The applicant also addressed the plans for handicap parking and access in addition to storm water management, changes to the crosswalk plan, and sidewalk accessibility plans. He also reviewed the proposed landscaping and fence plans.

Bill Cranshaw asked for a more detailed plan on the proposed crosswalk area and the impact to the public parking spaces on Main Street in front of Town Hall. Megan Zammuto commented that the pedestrian access appears to be improved from the previous plans. Andrew D'Amour commented that the interaction with the rail trail is much improved in the revised plan.

Wayne Amico asked for the Board's feedback on the proposed "swervy" crosswalk. The Board members indicated that although it looks nice, they would want to ensure that it follows safety and ADA regulations.

Greg Tuzzolo expressed concern about maintenance of the stone-dust walkway. The applicant is not opposed to paving that walkway. Greg Tuzzolo also asked for some revisions to the proposed screening buffer landscape to ensure adequate coverage.

Bill Cranshaw expressed concern about vehicle-pedestrian conflict around the property access points and questioned whether it makes sense to have the Sudbury Street entrance. He also noted that the parking and drive aisle in front of the building, and the gas pumps, were oriented based on vehicles entering from Main Street and that if the Sudbury Street curb cut were to remain it should be an exit only. Wayne Amico stated his concerns about potential traffic flow issues that could result from queuing for the drive-thru.

Bill Nemser requested that the applicant remove the term "mixed-use" from the revised plans.

Wayne Amico asked the applicant to review his comment letter in detail after the meeting and respond to each area of concern.

Greg Tuzzolo asked for public comments. A resident who has been a customer of the garage/gas station for many years stated that it makes more sense to keep the Sudbury Street entrance rather than having traffic turn onto Main Street before turning into the gas station from Main Street.

Jim Coleman stated that maintaining the Sudbury Street access would make it easier for tractor trailers to enter the property rather than turning in from Main Street. Another resident agreed.

Greg Tuzzolo made a motion to continue the Public Hearing for 170 Main Street to January 8, 2019, which was seconded by Andrew D'Amour.

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

Town Planner Update

Bill Nemser suggested having a meeting with the fire department to discuss the proposed new fire station project. The fire department eventually will need a special permit and site plan approval in order to move forward with the project. The Board will plan to meet with the fire department on December 11, 2018 for an initial conversation about the project.

Greg Tuzzolo made a motion to adjourn the meeting, which was seconded by Andrew D'Amour.

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

Adjourned at 9:31 p.m.