

**Maynard Planning Board – Meeting and Public Hearing
December 11, 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, Chris Arsenault – Alternate Member

Others Present: Bill Nemser – Town Planner, Wayne Amico – Town Engineer, Anthony Stowers – Fire Chief, James MacDonald – MacDonald Development, Angelo Catanzaro – Attorney, Nathan Mahonen – Bohler Engineering, Steve Ventresca – Civil Engineer, Alan Brown -- Architect

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

Approval of Minutes (11.13.18, 11.27.18)

Greg Tuzzolo made a motion to approve the Minutes dated 11.13.18, and 11.27.18, which was seconded by Andrew D’Amour.

The Board voted unanimously in favor of the motion.

Informal Presentation – Maynard Fire House Overview

Fire Chief, Anthony Stowers, stated that the fire station building committee began discussing a new site in 2016. They considered 16 different sites over the course of eight months and seriously vetted 13 of them. The site they selected was the one they deem to be the best of all the sites considered.

Steve Ventresca, a civil engineer for the project from Nitsch Engineering, presented information on the selected site, which was originally part of the Mill and Main site. He reviewed diagrams and renderings of the site and proposed building. The proposal includes a driveway to the fire station from Sudbury Street. There will be two parking spaces designated for handicap parking, and there will be an accessible walkway to the public entry for the fire station.

Steve indicated that the proposed design not only meets the sight distance requirements but exceeds the minimum required distance. He also explained why the building is situated the way it is on the site, so that the fire trucks can easily depart the property for emergencies. The vehicles must be backed in to their designated bays to allow for quick departure. In order to back the trucks into the fire station bays, the fire fighters will need to maneuver them two to three times due to the position of the building on the property.

Alan Brown, an architect for the project from Dore and Whittier Architects, provided a brief overview of the building design and layout. The proposed building would include a public entrance, a public

bathroom, and an elevator to the main lobby on the first floor. The fire fighters' living quarters would be located on the second floor along with a training room (large enough for 20-30 people) that could be utilized by the public as well. The room can also be partitioned into a smaller conference room as needed. The plans call for a retaining wall between the fire station and the neighboring house.

Jim Coleman asked what the grade of the driveway is. It is a 6 to 7% grade.

Greg Tuzzolo asked for clarification on the public room and available parking. There will be 18 parking spaces on site and possibly additional spaces off site. The public area of the building would be accessible for scheduled use while the rest of the building would remain locked to the public.

Greg Tuzzolo asked Bill Nemser to review the process moving forward. Bill Nemser stated that there would be a site plan review and approval process. The project would require a special permit to allow for municipal use within the general residential zone. A public hearing is scheduled for January. He reminded the Board that they have the authority to grant a parking waiver if they so choose.

Wayne Amico expressed concern about the public access to the site. He would like the Board to consider granting a waiver for a narrower driveway to allow for a sidewalk next to the driveway, creating safer access for the public to the back of the building with very clear signage for the back entrance.

Megan Zammuto and Andrew D'Amour also expressed concern about public access to the building.

Bill Cranshaw pointed out three areas of the proposed project that he would like the applicant to address at the public hearing:

1. An improvement to the proposed façade on the Sudbury Street side of the building
2. Planned screening (both noise and visual) for the residential abutters
3. Planned enhancements for Sudbury Street

Greg Tuzzolo opened the floor to public comments. There were none.

Public Hearing – 115 Main Street (Continued from October 16, 2018)

James MacDonald presented his revised proposal, including changes to the retaining wall and the walkway next to the wall. The revised plans call for reconstruction of the existing retaining wall, which is an 8-foot 9-inch stone wall.

Wayne Amico stated that he is about halfway through his review of the revised plans and will complete his review and provide comments back to the applicant within a week. There is still outstanding detail that Wayne Amico is expecting from the applicant such as sight distance information and/or the overall orientation of the driveway.

Greg Tuzzolo informed the attendees that Tim Hess of In Situ Architects, Inc. has been engaged as the peer-review consultant for the Maynard Town Planning Board. He pointed out that it is to the discretion of the applicant how much or how little they utilize the consultant's services.

Chris Arsenault asked how people enter the building from the outside parking spaces as there is no walkway noted on the western side of the building. The applicant stated that there is in fact a concrete

walkway planned. Chris Arsenault also asked about any regulatory hurdles the applicant foresees. The applicant stated that he is in discussions with Bill Nemser, Wayne Amico, and Kaitlyn Young regarding regulatory requirements.

Greg Tuzzolo asked the applicant to indicate on the landscape plan which existing trees will remain. He also asked for a much more detailed drawing of the site plans, including the entire sidewalk experience along the front of the building, the limit of construction, where the front door is located, whether or not there will be street trees, etc. Wayne Amico added that the applicant needs to indicate how the driveway will tie in with the existing sidewalk. Bill Cranshaw also asked about seeing the other side of the street on the drawings where the crosswalk leads to the building.

Greg Tuzzolo asked for more detail of the walking path connecting with the rail trail. The applicant explained that they will be creating that connection by constructing a pathway to meet the rail trail at the back of the property along with a railing to match the same look and feel of the one that currently exists along the rail trail. Greg Tuzzolo asked for more detail to be provided with that portion of the proposal to show exactly what will be constructed.

The current proposal would allow parked cars to overhang the walkway. Andrew D'Amour asked the applicant if there is any way to mitigate that or prevent it from happening. Wayne Amico suggested that there should be enough space to allow for installation of a curb stop to prevent cars from overhanging the walkway.

Some of the Board members asked about the capacity for large vehicles and trucks to navigate the parking area. Wayne Amico recommended that the applicant's engineer provide turn analysis data to show how large vehicles such as garbage trucks would maneuver from the street and through the parking area.

Bill Cranshaw asked about a line of utility poles that are currently situated along the river and if they will be impacted in any way. The applicant stated that he does not have any plans to move them.

Greg Tuzzolo asked for comments from the public. There were none.

Greg Adams, the applicant for 31 Main Street Site Plan and Special Permit request, asked the board for a continuance. He stated that his engineers have been behind and he does not have new material for review.

Greg Tuzzolo made a motion to continue the Public Hearing for 115 Main Street to January 22, 2019, which was seconded by Jim Coleman.

The Board voted unanimously in favor of the motion.

Public Hearing – Maynard Crossing (129 Parker Street) (Continued from November 13, 2018)

Bill Nemser reminded the attendees that at a previous meeting, the Board determined that the proposed concept plan revisions from the applicant constituted a minor modification and that the purpose of the current hearing is to amend the approval and special permit accordingly. Angelo

Catanzaro, the applicant's attorney, stated that a copy of the revised design plans, including removal of the grocery store drive-thru, was provided to Wayne Amico on November 26, 2018 for review. Wayne Amico had responded to the revised plans with some requested changes. The applicant's engineers addressed all of Wayne's requested changes.

Nathan Mahonen of Bohler Engineering, the engineering firm for the project, presented an overview of the plan revisions. The parking areas around sections R9 and R10 of the plan have been modified to increase the parking from 398 to 417 spaces. There is an additional 5000 square feet of landscaping area behind R9. There was a reduction of around 1800 square feet of impervious area. There were minor modifications to grading, drainage, utilities, and landscaping to accommodate the new layout of the building.

Bill Cranshaw asked if there were any changes to the lighting. The applicant is exploring lighting options for the modified parking area and is discussing those options with abutters to determine the most appropriate choice. Nathan Mahonen reviewed photometric diagrams of the two options and the resulting light projection of each; one option is vertical lighting that projects light down and the other option is lighting on the building that projects light away from the building. Angelo Catanzaro stated that the applicant would be happy with either option and asked for the Board's preference.

Greg Tuzzolo asked for feedback from the meeting's attendees. Wayne Amico stated that his preference would be the pole-mounted lighting in the parking lot to provide better lighting for the back of the parking lot. The wall-mounted lighting would provide a zero-foot-candle light projection at the back corner of the parking lot. Bill Cranshaw asked if the perimeter pole lighting could be adjusted so that the light doesn't project straight down. Nathan Mahonen stated that a shield could be added to those lights to keep the light projection towards the property and away from the abutters.

A resident asked about plans for noise mitigation for the cooling systems that will be located on the roof. Wayne Amico stated that noise impact has been reviewed by a sound engineer and the Planning Board and that most of the noise that's generated by the cooling systems will go up versus out.

Greg Tuzzolo made a motion to approve the site plan modification for the 129 Parker Street project, as presented, with the following conditions:

- 1. That the applicant shall utilize pole-mounted lighting at the rear of R10 and R9, as presented, with the addition of a shield directing light towards the property, away from the abutters, and holding back all light from the property line;*
- 2. That the applicant, upon approval and expiration of the appeal period of the current site plan modification, submits a formal abandonment of the special permit related to the drive-thru use for the grocery store.*

The motion was seconded by Andrew D'Amour.

The Board voted unanimously in favor of the motion.

Jim Coleman asked the applicant's representatives when Maynard would have the grocery store in place, assuming everything gets approved. Angelo Catanzaro stated spring of 2020.

Public Hearing – 31 Main Street (Continued from November 13, 2018)

Greg Tuzzolo stated that the applicant has requested an additional continuance. The applicant indicated that the engineering package would not be finalized for submission until December 30, 2018.

Greg Tuzzolo made a motion to continue the Public Hearing for 31 Main Street to February 12, 2018, which was seconded by Jim Coleman.

The Board voted unanimously in favor of the motion.

Town Planner Update

Bill Nemser discussed the limitations of the Downtown Overlay District (DOD) regulations with regard to commercial projects since the DOD regulations do not specify requirements for commercial space. He asked the Planning Board to consider the possibility of making the DOD regulations a requirement rather than an option for any project that falls within the bounds of the DOD. The Board will follow up with their thoughts to Bill via email.

Bill Nemser is collecting feedback from the Planning Board and various town committees on the Memorandum of Agreement for the Powdermill project to provide to the Board of Selectmen (BOS). Bill Nemser will ask the BOS for a deadline for feedback and let the Board members know.

A host agreement has been executed for a marijuana establishment at 4 Nason Street. There will likely be a public hearing in January to discuss a special permit for that location.

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

The Board voted unanimously in favor of the motion.

Adjourned at 9:17 p.m.