

Maynard Planning Board – Meeting and Public Hearing
January 22, 2019 - 7 p.m.
195 Main Street, Room 101

Board Members Present: Greg Tuzzolo -- Chair, Megan Zammuto, Bill Cranshaw, Jim Coleman, Chris Arsenault – Acting Member

Others Present: Bill Nemser – Town Planner, Wayne Amico – Town Engineer, James MacDonald – MacDonald Development, Tim Hess – Town Design Review Consultant

Called to Order at 7:10 p.m by Greg Tuzzolo

Andrew D’Amour was absent due to illness. Neither Jim Coleman nor Chris Arsenault could vote on 115 Main Street or 42 Summer Street since their Planning Board membership terms began after the start of the Public Hearings for those projects.

Approval of Minutes (01.08.19)

Greg Tuzzolo made a motion to approve the Minutes dated 01.08.19, which was seconded by Jim Coleman.

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

Public Hearing – 115 Main Street (Continued from December 11, 2018)

Greg Tuzzolo reopened the Public Hearing for 115 Main Street, continued from December 11, 2018.

James MacDonald stated that since the last hearing, he and his team met with Tim Hess, after which time they made revisions to the proposed plan. He presented the revisions to the attendees of the hearing. The new plan calls for a promenade that is 25 feet wide, running from Main Street back to the Rail Trail. The parking was reconfigured so that it sits more at the back of the building and will be surrounded by a “living” fence, utilizing vegetation along the fence. There will be a buffer between the parking and the promenade. There will be store front along the front side of the building as well as the left side (when facing the front of the building). The revised proposal includes parking only at ground level (versus underground) with apartment living three stories above. Access to parking has changed from Main Street to the rear of the property. There will be three dumpsters covered with a shed at the rear of the building, accessible to garbage trucks. There has been no change to the proposed number of units of 28, evenly split between 1-bedroom and 2-bedroom. There were no changes made to the number of proposed parking spaces. There will be no basement according to the revised plan. There is still a plan to repair the retaining wall along the river.

Wayne Amico stated that the applicant will need an easement for the rear access to the property since it will require passage through a municipal lot owned by the Town.

Tim Hess summarized the conversations he had with the applicant and recommendations he made prior to the plan revisions. He highlighted the focus he had on assisting the applicant with compliance with the requirements of a new project that is located within the Downtown Overlay District. He reviewed diagrams of the revised plan and the changes that are being proposed.

Bill Cranshaw stated that he likes the changes along the riverfront but expressed concerns about the potential impact of moving the access from Main Street to the back of the property, which will result in increased traffic through a town parking lot. He also asked Bill Nemser if the Board would be required to wait for Board of Selectman approval of the curb cut into town property prior to closing the current hearing. Bill Nemser indicated that he believes the Board could make a conditional approval but will confirm with legal.

Megan Zammuto stated that she likes the revised plan overall but is concerned about the tight parking. The smaller parking spaces will require a waiver from the Board as will the distance between the proposed driveway and the existing CVS driveway. James MacDonald stated that the parking is very similar to his other properties in Maynard and that there has never been an issue with the parking in those properties.

Wayne Amico stated the he feels the revised proposal is an improvement over the previous plans that were submitted. He also, however, expressed concerns about the traffic flow through the municipal parking lot and indicated that the applicant will need to clearly address how he intends to alleviate those concerns.

Greg Tuzzolo asked for input from the public.

A resident of Summer Street likes the proposed design and believes that the promenade will help improve property values and will appeal to people wanting to live in the proposed units.

Natalie Robert of 48 Summer Street stated that she believes moving the access from Main Street to the back of the property is the right choice.

Jim Coleman feels that the revised proposal (along with other significant improvements that have been made to the downtown area) will help bring vibrancy back to downtown Maynard.

Greg Tuzzolo expressed his appreciation to the applicant for his willingness to rethink the proposal.

Chris Arsenault asked Wayne Amico if he has any concerns about emergency vehicle access. Wayne stated that that will need to be reviewed given the revised proposal. Chris Arsenault also asked that the applicant make careful consideration around safety along the river as well as pedestrian traffic through the parking area.

Melissa MacDonald of 21 Parker Street stated that she feels the revised proposal, with the information provided by Tim Hess as well, was very thorough and very well done.

Bill Nemser mentioned that there are two Board Members who joined the Board after the Public Hearing was first opened. In addition, some of the Board Members have already utilized their allowable

Mullin-rule votes. Bill suggested that the Board may want to consider re-advertising the hearing as a “reset” versus closing the current hearing and starting a new one. The Board will consider and discuss at a future time.

Greg Tuzzolo made a motion to continue the Public Hearing for 115 Main Street to March 12, 2019, which was seconded by Megan Zammuto.

The Board voted 3-0 in favor of the motion (Jim and Chris abstained).

Public Hearing – 42 Summer Street (Continued from November 27, 2018)

Greg Tuzzolo reopened the Public Hearing for 42 Summer Street, continued from November 27, 2018.

James MacDonald stated that he met with Tim Hess to review the proposal for 42 Summer Street. Subsequent to those discussions, James MacDonald made significant changes to the design of the proposed building. He presented the proposed changes.

The proposed parking remains much the same as the previous plan with the exception of some parking that has been removed at the front of the building.

Tim Hess reviewed the proposed revisions and the reasoning and intent behind the revised plan. He mentioned that, in an effort to address the needs of the community and the interests of the downtown area, the revised plan include a pavilion area at the corner near the Rail Trail. He also mentioned that the walkway was widened to four feet, which required a slight shift of the building.

Greg Tuzzolo stated that he is still concerned about the adjacency of the Dunn oil tanks on the abutting property and the southern retaining wall as well as the accessibility of some of the units in relation to the sidewalk. In general, Greg feels that the revised plan is great improvement. He suggested that the applicant may want to consider having plantings between the proposed parking lot and the oil tanks.

Bill Cranshaw asked if the underground parking still requires people to walk up the driveway. James MacDonald said they are still working on details of the plan. Greg Tuzzolo added that it would be a benefit to have a connecting path from the driveway to the Rail Trail.

Bill Cranshaw asked about utility easements impacts on the proposed pavilion area as well as the options available to address handicap accessibility for that area. James MacDonald said he doesn't know the answer to the accessibility access for the pavilion area.

Chris Arsenault pointed out safety and access concerns with regard to the pavilion area. In general, he likes the revised plan.

Megan Zammuto stated that she loves the revised plan its attention to public space and feels that it will fit in very well with the surrounding neighborhood.

Greg Tuzzolo suggested that the Town review the ADA requirements especially with regard to how the pavilion area ties in with the property and the Rail Trail. He suggested that the applicant may want to consider incorporating ADA-compliant features even regulations don't require him to do so.

Wayne Amico reminded the applicant to contact DPW regarding water and sewer analyses. He feels that the revised plan is great improvement.

Natalie Robert of 48 Summer Street stated that she is very pleased with the revised proposal and appreciates the changes that were made. She feels confident that her continued discussion with the applicant regarding a buffer between her property and the proposed parking lot will result in a positive outcome. She feels that providing a seating area near the Rail Trail entrance will be a great improvement over the current lack of seating and will be a benefit to the community.

Sandy Lawton of 52 Summer Street stated that she really likes the concept of having the public space as part of the property.

Jim Coleman recommended that James MacDonald consider doing a reset of the Public Hearing for this project as well.

Greg Tuzzolo made a motion to continue the Public Hearing for 42 Summer Street to February 26, 2019, which was seconded by Megan Zammuto.

The Board voted 3-0 in favor of the motion (Jim and Chris abstained).

Approval Not Required (ANR) Determination

The Board reviewed the Staff report indicating that there were no objections from Town Staff to the applicant's request for an ANR.

Greg Tuzzolo made a motion that the Board determines that the ANR plan for Map 29, Parcel 6, Map 33 Parcel 24.1, and Map 33 Parcel 25 as depicted in the submitted plan dated 12.20.16 does not constitute a subdivision and is entitled to ANR endorsement based on submitted criteria. The motion was seconded by Jim Coleman.

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

Town Planner Update

Bill Nemser stated that the first hearing for Mass Wellspring on Nason Street will happen on February 12, 2019. It will be a special permit hearing.

He also reviewed the other upcoming discussions that will be scheduled for February 12 and 26, 2019.

Greg Tuzzolo made a motion to adjourn the meeting, which was seconded by Megan Zammuto.
The Board voted 5-0 in favor of the motion.

Adjourned at 9:33 p.m.