

**Maynard Planning Board – Meeting and Public Hearing
March 12, 2019 - 7 p.m.
195 Main Street, Room 101**

Board Members Present: Greg Tuzzolo -- Chair, Andrew D'Amour, Bill Cranshaw, Jim Coleman, Chris Arsenault – Acting Member

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

Called to Order at 7:00 p.m by Greg Tuzzolo

Approval of Minutes (2.19.19)

Bill Cranshaw ask that Board Members who abstained from a vote be specified in the Minutes. The Board agreed to make the change.

Greg Tuzzolo made a motion to approve the Minutes dated 2.19.19 with the abstaining member noted, which was seconded by Andrew D'Amour .

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

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

The applicant was in attendance and requested a continuance of the Public Hearing.

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

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

Public Hearing – Municipal Fire Station (Continued from February 26, 2019)

The Fire Chief was unable to attend the Public Hearing. Ron Calabria of the Fire Station Study Committee was in attendance to provide an update and present plan revisions.

Wayne Amico stated that the applicant's engineer did a good job of responding to and closing out all the previous comments from the Town. Wayne Amico submitted a file comment letter dated February 28, 2019. There were three outstanding issues related to pavement markings and wheelchair ramp configurations. The applicant provided a satisfactory response dated March 8, 2019. Wayne Amico feels that all concerns have been addressed.

One of the applicant's engineers went over the site plan updates. Greg Tuzzolo noted that the handicap signage should be consistent with the new ADA signage that has been adopted by the Town of Maynard. Wayne Amico agreed that that should be a condition for this project. Bill Cranshaw pointed out that the accessible parking information needs to be corrected to indicate accurate dimensions as well as van accessible parking. The Board and Wayne Amico recommended that there be No Parking signs in the appropriate locations along the street to allow for adequate space for the fire trucks to enter and exit the property.

Greg Tuzzolo asked for details of the fence that will be located along the southern edge of the property. The applicant did not include those details as part of the most recent submittal but stated that it was in a previous submittal. The fence will be black wrought iron with standard spacing. It will be mounted to the top of the retaining wall and will be four feet from the top of the retaining wall. Greg Tuzzolo said that he was expecting something that would provide more of a visual barrier. He also pointed out that he thinks the fence should extend all the way to the driveway. The Board and Wayne Amico discussed whether or not a fence is required; they agreed that there should be a fence though a guard rail is likely not necessary. The Board discussed various options for the types of fencing. The applicant suggested that the Board create a condition for the applicant review various fencing options and come back at a later date with a specific proposal for fencing that satisfies the Board's requirements. The Board agreed.

The applicant took the Board and hearing attendees through the rest of the site plan and building design and any changes that have been made to the plans. The Board reviewed the special permit criteria as they relate to the proposed plans.

Greg Tuzzolo asked for comment from the public. A Maynard resident and member of the St. Bridget's congregation spoke on behalf of church representatives who could not attend the meeting. They asked her to reiterate past concerns about the fact that church elevator is located on the Sudbury Street side of the parish. She asked for confirmation that the project will not impact handicap parking or handicap ramp access to the church. She also expressed concern about the ability of the fire truck to maneuver through vehicles that are often parked on both sides of Sudbury Street during any events at the parish.

The applicant confirmed that there will not be any changes made to the handicap curb ramp at the church side of Sudbury Street. There will just be a crosswalk added. The applicant also confirmed that there will not be any issues with the turning radius. There is commitment from the fire chief that, in the event a fire truck cannot turn left onto Sudbury Street, the truck will turn right onto Sudbury Street and then left onto Percival Street. The applicant also agreed to a condition that will protect the parking on the church side of Sudbury Street so that it cannot be removed in the future.

The applicant reviewed the requested waivers as follows:

1. Reduce the driveway width requirement from 24 feet to 18 feet
2. Remove the requirement for a 25-foot curb radius
3. Reduce the required parking space dimensions from 9x18.5 feet to 9x18 feet
4. Allow for a five-foot landscape strip on the south side of the property
5. Reduce the amount of non-asphalt space in the parking area
6. Remove the requirement for a traffic impact study
7. Remove the requirement for landscape architect stamp on the landscape plans

Wayne Amico gave his approval for the first six waivers and deferred to the Board on the seventh.

Andrew D'Amour expressed concerns about granting a waiver for a landscape architect without having a compelling reason to do so. Greg Tuzzolo pointed out that the intent of the regulation is to have a landscape architect involved in the creation phase of a site plan and not merely just signing off on a plan that has already been created. The Board agreed that there should be some future discussions to clarify the parameters of the regulation.

Chris Arsenault stated that he feels the proposed building design has a "castle" look to it and that he was hoping for something more open and inviting to the public.

Andrew D'Amour asked about the reasoning behind the plan for a flat roof versus a pitched roof. Cost is a major factor, but a flat roof also allows for better coverage with solar panels. Although the applicant does not intend to install solar panels due to cost and low return on investment, the applicant will pursue a grant for installation of solar panels in the future.

Greg Tuzzolo made a motion to close the Public Hearing for the Municipal Fire Station project, which was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion that the Board determines that the adverse effects of the project do not outweigh its potential benefits based on the special permit criteria that the Board has considered. The motion was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion for the Board to grant a special permit to allow for a municipal use in a residential zone, which was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion that the Board approves the site plan for the project with the following conditions:

- 1. The Applicant shall submit a stamped set of revised plans with all revisions agreed to at the March 12, 2019 Planning Board hearing.*
- 2. Construction detail sheet shall be revised to include accessible van parking.*
- 3. Revised plans shall utilize "Maynard Custom Handicap logo" for designated parking.*
- 4. Fence shall be installed on top of the wall (south side of site): the applicant shall present the fence design to the Planning Board for their approval prior to installation.*
- 5. The Applicant shall return and appear before the Planning Board to review wall fence options (prior to issuance of building permits).*
- 6. Fence on east and south side of site shall be extended the entire length of the wall into the property.*

7. *Three (3) "No Parking Here to Percival Street" signs shall be added in front of the fire station (east side of Sudbury Street).*
8. *No fire station activity shall result in loss of on-street parking on the church (west) side of Sudbury Street.*

The motion was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion for the Board to grant a waiver from Maynard Zoning By-law Section 6.1.10.4 allowing an 18' two-way driveway. The motion was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion for the Board to grant a waiver from Maynard Zoning By-law Section 6.1.10.7 allowing turning radii at the site entrance at Sudbury Street of less than 25-feet. The motion was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion for the Board to grant a waiver from the requirement of Maynard Zoning By-law Section 6.1.11 allowing 90-degree parking stalls with a length of 18.0 feet. The motion was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion for the Board to grant a waiver from the requirement of Maynard Zoning By-law Section 6.1.15.1 providing relief from the requirement for landscaping a five (5) foot width at the abutting property line to 1 Church Court. The motion was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion for the Board to grant a waiver from the requirement of Maynard Planning Board Rules and Regulations (PBRR) D.4: granting a waiver from providing a traffic impact study due to the limited trip generation anticipated for the project site which is located out of the downtown area. The motion was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion for the Board to grant a waiver from the PBRR D.4 granting a waiver from providing a traffic impact study due to the limited trip generation anticipated for the project site, which is located outside the downtown area. The motion was seconded by Jim Coleman.

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

Greg Tuzzolo made a motion for the board to grant a waiver from the Planning Board Landscape Regulations (PBLR) 4.1.1: providing relief from the requirement to use a Massachusetts registered landscape architect for the project. The motion was seconded by Jim Coleman.

The Board voted three in favor of the motion and two against [D'Amour, Cranshaw].

Greg Tuzzolo made a motion for the board to grant a waiver from the PBRR 4.1.2 granting relief from the requirement that a project requiring construction of five (5) or more parking spaces provide a Landscape Plan prepared, signed and sealed by a Massachusetts registered landscape architect. The motion was seconded by Jim Coleman.

The Board voted three in favor of the motion and two against [D'Amour, Cranshaw].

Greg Tuzzolo made a motion for the Board to grant a waiver from PBLR 4.1.3 waiving the requirement that a Massachusetts registered landscape architect of record shall be available to present the proposal if requested by the Planning Board. The motion was seconded by Jim Coleman.

The Board voted three in favor of the motion and two against [D'Amour, Cranshaw].

Greg Tuzzolo made a motion for the Board to grant a waiver from PBLR 4.1.3 w Waiving the requirement that a Project with five (5) or more parking spaces be designed by a Massachusetts licensed landscape architect. The motion was seconded by Jim Coleman.

The Board voted three in favor of the motion and two against [D'Amour, Cranshaw].

Informal Presentation from George Dimakarakos, P. E. – Victor Plaza Concept

George Dimakarakos presented a possible concept for drive-thru coffee shop where there is currently an inactive ATM located. The existing structure would be demolished and a new building constructed.

Bill Cranshaw asked if the proposed project would involve storm water improvements. George Dimakarakos stated that there would be an immediate improvement due to greater roof area and less parking area. There are no plans to change the existing drainage system of the parking lot. Wayne Amico suggested that the property owner may want to consider replacing some existing catch basins with deep sumps in any proposal he brings forward. Wayne Amico also suggested that the property owner consider a raised island to physically separate the traffic as it circulates from the abutting property in the back. Wayne Amico recommended that George Dimakarakos ensures adequate sight distance when designing the sign at the entrance/exit of the property.

George Dimakarakos stated that he does not anticipate any physical impact to the adjacent property, but Bill Cranshaw expressed his interest in understanding more about the agreement with the adjacent property owner should that change, for example if the driveway needs to be expanded.

Jim Coleman expressed concerns about the traffic impact of the concept project. Jim Coleman also asked if it would be possible for the concept building to be located farther away from the road. George Dimakakaros said that it might be possible if there is not too much of an impact to parking.

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

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

Adjourned at 9:09 p.m.