

Maynard Planning Board – Meeting and Public Hearing
April 9, 2019 - 7 p.m.
195 Main Street, Room 101

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

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

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

Approval of Minutes (03.12.19 and 03.26.19)

Greg Tuzzolo made a motion to approve the Minutes dated March 12, 2019, which was seconded by Jim Coleman.

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

Andrew D’Amour made a motion to approve the Minutes dated March 26, 2019, which was seconded by Jim Coleman.

The Board voted 4-0 in favor of the motion, with one abstention by Greg Tuzzolo.

Public Hearing – 170 Main Street (Continued from February 26, 2019)

The applicant’s engineer Steve Poole stated that there were some minor modifications made to the site plan based on feedback from a traffic consultant. The site plan now includes striping for the drive-thru lane, stop signs at the entrances, and additional signage. Wayne Amico has not yet had an opportunity to review the results of the traffic study. The applicant summarized the results of the study for the Board, stating that the two recommendations from the traffic consultant were incorporated into the plan (improving signage and pavement markings around the entrances and ensuring that the drive-thru lane will allow for a maximum of 13 cars in queue).

Wayne Amico stated that he is recommending the following conditions: 1) that the applicant provides documentation to indicate that the Fire Department approves the site plan, and 2) that the applicant will be in compliance with the Town’s new water and sewer regulations.

The applicant intends to limit large-truck deliveries to after-hours. In the event that a special permit is granted and the after-hours deliveries create any nuisance complaints, the Board will revisit the terms of the special permit as needed.

The applicant is requesting waivers from the following Protective Zoning By-laws and Planning Board Regulations:

- 1) Parking and Loading Standards, Design Requirements for Parking Facilities - Section 6.1.10 (3) – ***Request to reduce the front yard setback to a paved area from 20 feet to 11 feet due to existing conditions, area of site currently paved, and site constraints.***
- 2) Parking and Loading Standards, Design Requirements for Parking Facilities - Section 6.1.10 (4) – ***Request to reduce the separation requirements between the driveway center lines from 200 feet to 130.5 feet to improve circulation as the driveways are existing and will be reduced in width.***
- 3) Parking and Loading Standards, Landscaping - Section 6.1.15 – ***Request to reduce the requirement for full landscaping across the front yard to the parking lot setback area, as shown in the proposed site plan, due to existing conditions and site restrictions.***
- 4) Planning Board Regulations for Utilities - Section C-9 – ***Allow the use of a 25-year storm event for design of the project’s drainage conveyance system at the front of the site, to be compatible with the Protective Zoning By-law Section 10.5.7 (4), in lieu of the required 50-year storm event.***

Greg Tuzzolo made a motion to approve the requested waivers as written into the record, which was seconded by Andrew D’Amour.

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

Greg Tuzzolo made a motion that the Board finds that the proposal for 170 Main Street meets the special permit criteria and the Downtown Overlay District criteria in regards to the following:

- a) Modifying special use permit allowing “motor vehicle light service”*
- b) Allowing on drive-thru use*
- c) Providing relief from sign regulations related to setback*

The special permit is contingent upon the following conditions:

- 1) If any issues arise as a result of the site operational criteria, the Board reserves the right to revisit the special permit.*
- 2) Additional storm water test pits are to be provided during construction to confirm consistency with existing test pits provided during the approval process.*
- 3) The applicant contacts DPW to ensure that the site complies with current water and sewer regulations.*
- 4) VHB reviews and coordinates with the traffic engineer for review and successful agreement on the contents of the provided traffic study. If any site changes are required through the review process of the traffic study, the applicant will need to come back to the Board for an amended approval.*

The motion was seconded by Andrew D'Amour.

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

Greg Tuzzolo made a motion to approve the site plan for 170 Main Street as presented with changes, which was seconded by Jim Coleman.

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

Interview Potential Alternate Members

Bill Nemser stated that three people have expressed initial interest in the alternate member role. One person (Mike Uttley) has followed up with Bill after the initial conversation. Mike Uttley recently presented to the Board as a member of the Master Plan Steering Committee. Bill Nemser is awaiting an official letter of interest from Mike. He asked the Board if they would approve of his recommendation of Mike as the new Planning Board Alternate Member to the Board of Selectman once he receives the letter of interest. The Board agreed.

Town Planner Update

Bill Nemser will send an invite to the Board Members for the Zagster re-opening.

Former Board Member Megan Zammuto is now the Assistant Town Administrator of Maynard.

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 8:00 p.m.