

Maynard Planning Board Meeting
July 23, 2019 - 7 p.m.
195 Main Street, Room 101

Board Members Present: Greg Tuzzolo – Chair, Bill Cranshaw, Jim Coleman, Chris Arsenault, Mike Uttley – Acting Member

Others Present: Bill Nemser – Town Planner, Wayne Amico – Town Engineer, Kaitlyn Young – Conservation Agent, Bob Depietri – Capital Group, John Kucich – Bohler Engineering, Brendon Chetwynd – Master Plan Steering Committee

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

Election of Chair

Jim Coleman made a motion to re-elect Greg Tuzzolo as Planning Board Chair for the upcoming annual term, which was seconded by Chris Arsenault.

The Board voted unanimously in favor of the motion.

Bill Cranshaw made a motion to nominate Andrew D'Amour as Planning Board Vice-Chair for FY20, which was seconded by Greg Tuzzolo.

The Board voted unanimously in favor of the motion.

129 Parker Street -- Update on Status of Minor Amendment

John Kucich of Bohler Engineering provided a brief status update of the minor amendment that was approved at a prior meeting. A detailed plan was submitted to the Town subsequent to that meeting. There has been a minor change to the storm water drainage system, which was required by the new tenant. All drainage still leads to the same area as previously planned and meets the DEP guidelines. The change will be reviewed with the Conservation Commission as well. A new plan reflecting the changes will be submitted to the Town.

Wayne Amico said he agrees with the applicant's engineer with regard to the reconfiguration required by the new tenant and that the change is in compliance with regulations.

Jim Coleman asked if the changes would impact the timeline of Market Basket's planned opening. The change will not impact the current timeline of a planned June 2020 opening.

Greg Tuzzolo made a motion to find that the proposed changes to the storm water design as presented are consistent with the minor modification of October 22, 2018. The motion was seconded by Jim Coleman.

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

Master Plan Steering Committee Presentation and Discussion

Brendon Chetwynd provided a status of the Master Plan process. The Steering Committee has been working on the Master Plan for approximately a year and a half. The first step was awarding the contract to VHB to provide support in creating the Master Plan. VHB conducted initial interviews with various stakeholders, including heads of organizations and some private businesses, as well as outreach sessions with community members. Since approximately November or December of 2018, the Steering Committee has conducted targeted outreach to various organizations and stakeholders. The Committee has received feedback from most of the targeted stakeholders. Efforts are still underway to collect input from all targeted stakeholders. Once all the input has been collected, it will be compiled into synthesized recommendations and goals. The objective is to be able to bring the collective recommendations and goals to Town Meeting in May of 2020, with review by the Planning Board and the Selectmen prior to Town Meeting. The next step would be to determine the appropriate actions following Town Meeting (e.g. put together an implementation committee).

Brendon Chetwynd reviewed the comments and feedback he had received from Chris Arsenault and Bill Cranshaw. Chris Arsenault questioned what the right level of detail is for the Master Plan. Brendon stated that there have been ongoing discussions amongst the Steering Committee members on that topic. Bill Nemser pointed out that typically a Master Plan is laid out in chapters with goals/objectives within each chapter and then policies related to those goals and objectives. Bill stated that a Master Plan should include enough detail to allow an elected body to use the information as a rationale to move forward with a particular course of action, for example to request funding for a particular project because it is consistent with the goals of the Master Plan.

Bill Cranshaw pointed out that he feels the broader context of land use is not conveyed in the Master Plan, for example the river, the Powdermill corridor, the HCI, etc.

Brendon Chetwynd stated that he would be looking for direct input from the Planning Board on the specific language they would want to see in the Master Plan with regard to various zones and districts in the Town.

Jim Coleman suggested that the Steering Committee designate a partner for the areas of the Master Plan that might require a subject matter expert, for example education or transportation).

The Planning Board agreed that an Implementation Committee is an important aspect of the Master Plan in order to ensure the plan is acted upon.

Bill Cranshaw asked if the Land Use 2 section indicates that the goal would be to have a conservation easement for a large portion of the Town. Kaitlyn Young stated that conservation easements are not the best conservation mechanisms. Bill Cranshaw also asked how the Master Plan defines downtown. The

Board agreed that the Master Plan should include a definition of downtown, which may be different than the zoning definition of downtown (e.g. the mill is not considered part of the Downtown Overlay District).

Bill Cranshaw pointed out that in the Land Use 3 section, zoning should not be the focus of the vacant properties in the downtown area as it's a more complex issue and zoning changes would not impact the use of existing properties.

Brendon Chetwynd suggested that the Board Members send to Bill Nemser their top 3-5 strategic priorities for land use policy that they would like to address in the Master Plan and that those topics be discussed at a future meeting.

The Board agreed to meet with the Steering Committee members again on September 10, 2019 after having an internal PB strategy session on August 13, 2019.

Town Planner Update

Bill Nemser stated that James MacDonald has been informed of the pertinent deadlines for 115 Main Street.

In order to update all the PB Members, Bill Nemser also reiterated the decision that was made at the last meeting with regard to allowing for-profit schools in the HCI district.

Greg Tuzzolo made a motion to adjourn, which was seconded by Chris Arsenault.

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

Adjourned at 8:33 p.m.