

MAYNARD CROSSING JV, LLC
259 Turnpike Road
Southborough, MA 01772

Date: February 4, 2020

To: Town of Maynard Planning Board

Re: 129 Parker Street Request for Determination of Minor Changes: Buildings R4 – R7

Zoning District: NBOD

Applicant: Maynard Crossing JV, LLC

We would like request that the Planning Board review and make a determination of minor vs. major site plan changes on the proposed plan changes to buildings R4, R5, R6 & R7 along with parking areas and other changes listed below. Please see the attached plans to see the differences between the approved plans and the proposed revised site plan.

• Site Plan Changes

- Driveway entrance on the north side of Digital Way was shifted to the west to accommodate the revised building sizes and layout
- Parking and drive aisles were adjusted and realigned to accommodate modified building footprints and layouts
- Parking spaces in this area decreased from 228 spaces to 212 spaces or a reduction of sixteen (16) parking spaces
- Minimal pavement increases of 1,500 SF which flows to the main basin at the center of the site and will not have an impact on the functionality of the basin
- Lighting locations were revised to accommodate new layout
- Drainage structures were relocated to accommodate the revised buildings and layout. Stormwater runoff from this area is still conveyed to the central basin as designed under the original submission

• Utility Changes

- Utility infrastructure has been relocated to accommodate the revised buildings and layout. The general intent of providing service and looped connections are consistent with originally approved plans

• Building R4 Changes

- Building size increased from 13,751 SF to 13,872 SF, a 121 SF increase
- Layout of the exterior seating was revised slightly to the east based upon tenants needs
- Entrances and walkways were revised to align with final building architecture to meet tenants needs

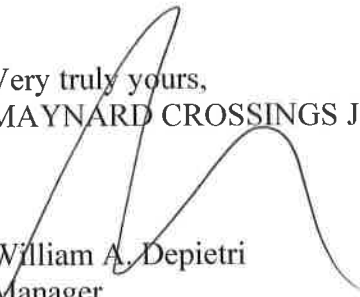
- Building R5 Changes
 - Building R5 building size increased from 10,015 SF to 10,116 SF, a 101 SF increase
 - Exterior patio area added on the south side of the building
 - Parking around building has been modified to accommodate the modified building footprint

- Building R6 Changes
 - Building size decreased from 5,343 SF to 5,000 SF, a 343 SF decrease
 - Building location shifted slightly to the north
 - Exterior seating area north of the building has been removed
 - The drive-through on the east side of the building has been reduced from three (3) lanes to two (2) lanes
 - Parking and drive aisles around the building have been modified to accommodate the modified building footprint

- Building R7 Changes
 - Building size increases from 5,987 SF to 11,153 SF, a 5,166 SF increase
 - Parking and drive aisles around the building have been modified to accommodate the modified building footprint

With these changes to buildings R4,R5,R6 & R7 the overall building square footage of the project is increasing from 302,040 SF to 307,085 SF. We will still be under the 310,000 SF maximum commercial square footage allowed in the NBOD which was approved at the Special Town Meeting and further detailed in the project Memorandum of Agreement. We believe these changes should be considered as minor changes.

Very truly yours,
MAYNARD CROSSINGS JV, LLC



William A. Depietri
Manager