



TOWN OF MAYNARD
Office of Municipal Services

MUNICIPAL BUILDING
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The Maynard Advantage
New England Living for Everyone

Planning Board Determination of Minor Site Plan Modification

To: Michelle Jenkins, Town Clerk
From: Bill Nemser, Town Planner
Date: April 22, 2020
Subject: Maynard Crossing (129 Parker Street) Minor Modification to Site Plan – Interior Rotary Sign

Background

At the Planning Board meeting of April 14, 2020, Maynard Crossing JV, LLC., 259 Turnpike Road, Southborough, MA 01772 requested a minor modification to the approved signage plan for the project (Exhibit "A").

The modification includes switching the original eight (8) panel rotary sign depicting commercial tenants to a 12-panel sign. Sign dimensions are unchanged from the approved signage plan (Exhibits "A" and "B").

The subject property is located within the Neighborhood Overlay Zoning District (NBOD). The regulatory framework requires a project developed under the NBOD to have a Concept Plan and a Site Plan.

- The Concept Plan was approved by Town Meeting on October 6, 2016, and is dated June 28, 2016.
- The original Site Plan was approved by the Planning Board on August 16, 2017, and is dated February 15, 2017 with a final revision date of August, 10, 2017.
- The original Site Plan and Special Permit Decision for the project was approved by the Planning Board on August 16, 2016. It was recorded at the Middlesex Registry of Deeds in Book 01466, Page 70, Certificate No. 258594.
- Table "A" contains all of the minor and major modifications to date.

Table 1: List of Modifications to Approved Site Plan				
PB Project #	Date Approved	Modification Proposed	PB Determination: Major or Minor	Revised Site Plan Required?
18-11	December 11, 2018	Removed Drive-thru	Major	Yes
N/A	October 16, 2018	Shifted and increased size of Bldg R-9	Minor	Yes
N/A	October 16, 2018	Increased size of Bldg R-10	Minor	Yes
N/A	February 26, 2019	Changed Lighting	Minor	-
19-02	February 26, 2019	Driveway connection to 141 Parker St	Minor	Yes
N/A	October 22, 2019	Screened Truck Bays at Market Basket	Minor	Yes
19-09	November 14, 2019	Bldg R-8 Drive-thru (Dunkin)	Major (Special Permit Required)	Yes
N/A	November 14, 2019	Misc. Bldg R-8 modifications	Minor	Yes
20-04	March 24, 2020	Bldg R4 Drive-thru (Bank)	Major (Special Permit Required)	Yes
N/A	March 24, 2020	Hours of Construction at Market Basket	Minor	No
N/A	March 24, 2020	R4-R7 Various Site changes	Minor	Yes
N/A	April 14, 2020	Interior Rotary Signage	Minor	No

Section 9.3 of the Zoning By-laws (NBOD) requires that the Site Plan must maintain consistency with the Concept Plan as approved by Town Meeting. Section 9.3.12 of the Zoning By-laws allows the Planning Board to make minor modifications to the approved Site Plan provided that the Planning Board determines, in its reasonable discretion and in writing that any such modifications do not materially conflict with the general intent of the Concept Plan as approved.

The Planning Board Regulations (Section G) state that a request deemed by the Planning Board to be a Minor Modification to a Site Plan can be made at a regularly posted meeting of the Planning Board.

The Planning Board determined by a 5-0 vote that the request constituted a Minor Modification as defined by Section 9.3.12 of the

Zoning By-laws and the Planning Board Regulations subject to the following conditions of approval:

1. All remaining conditions, provisions, or other stipulations of the Decision dated August 16, 2016 shall remain in effect.

A handwritten signature in black ink, appearing to read "Bill Nemser", with a horizontal line extending to the right from the end of the signature.

Bill Nemser, Town Planner

Exhibit "A"
Request for Modification

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

Date: March 31, 2020

To: Town of Maynard Planning Board

RE: 129 Parker Street Request for Determination of Minor Change: Interior Rotary Sign

Zoning District: NBOD

Applicant: Maynard Crossing JV, LLC

We would like to request that the Planning Board review and make a determination of minor vs. major for the submission of the new interior rotary sign. The currently approved interior rotary sign has 8 tenant panel spaces that are 15 3/4" x 26 1/8". The redesigned interior rotary sign will have 12 tenant panel spaces that are 10" x 26". The only change would be the size of the panels and the number of panels. The sign's overall design and size will remain the same, 6'11 1/2" x 9'11", as the approved design. Please see the attached plans for the approved sign and the redesigned plan. We believe these changes should be considered as minor changes.

Sincerely,



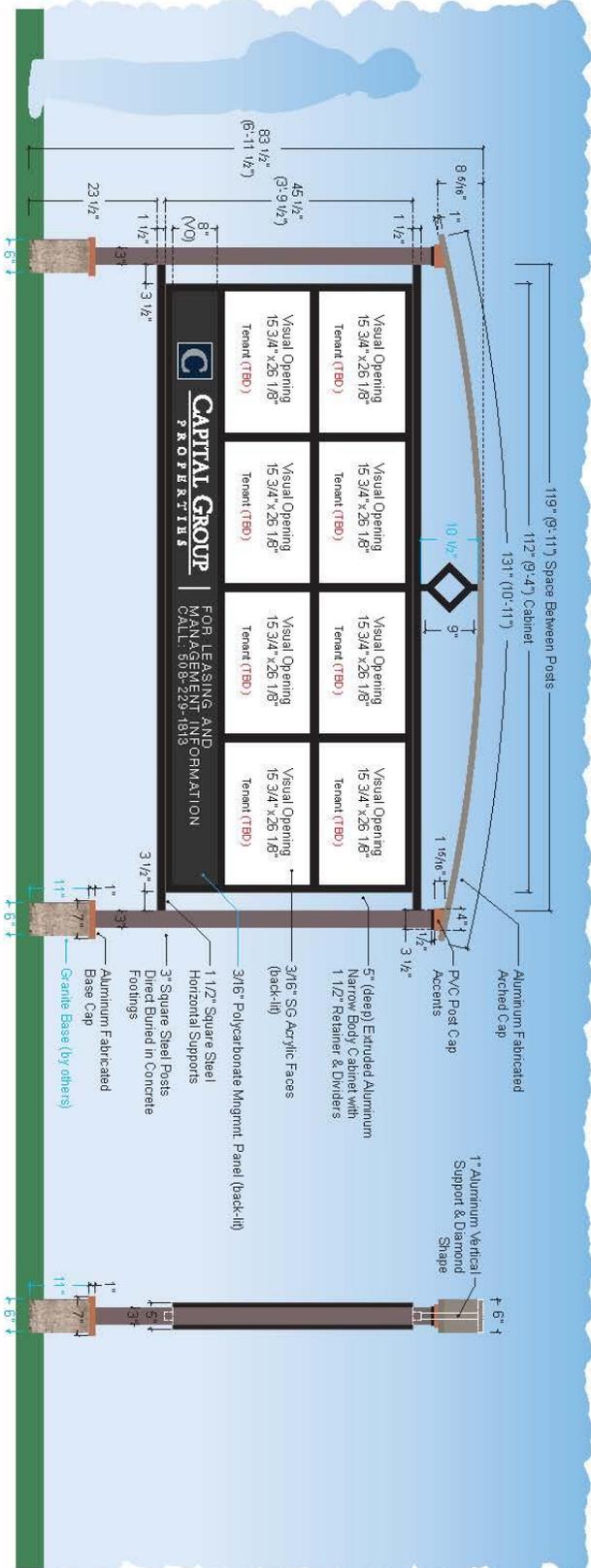
Daniel Ruiz
Permitting Manager
Capital Group Properties

Scanned with CamScanner

Exhibit "B"

Previously Approved 8 Panel Sign

SID.1 Secondary Tenant ID: Single Sided, Internally Illuminated
OPTION 1.



EW Elevation (Opp-1) #4924.3 SD1 Tenant ID Sign
Scale: 5/8"=1'

SE Side Elevation
Scale: 5/8"=1'

Description:
(Opp-1) Single sided internally illuminated custom fabricated tenant ID sign.
Arch'd Headers, Post Cap Accents, Middle Support with Diamond Shape.
-1" Polished aluminum machined header with aluminum sign.
-Custom PVC post cap accents.
-1" square aluminum vertical support with diamond shape.

Description (continued):
Post, Base w/ Cap, Foundation:
-3" square steel posts direct buried in concrete's footings.
-1" Aluminum fabricated base cap.
-Granite base (by others).

Colors (continued):
Color: Retainers, Dividers: Painted to match MP 26309 White Fargo Black
 3/7 6" White SG Acrylic
Tenant Faces: 3/7 6" White Polycarbonate
Management Panel Face: Painted to match MP 26309 White Fargo Black
Horizontal & Vertical Support Brackets: Painted to match MP 26309 White Fargo Black
Capital Group Face (Vinyls): Opacal 073 Dark Gray HP vinyl (opacal)
 Opacal 592 Midnight Blue translucent vinyl (close match to PMS 289c)
 Opacal 074 Medium Gray translucent vinyl (close match to PMS 422 grey)

Tenant ID Cabinet, Horizontal Steel Tube Brackets.
- (1) 5" (deep) extruded aluminum narrow body cabinet with thermal LED illumination.
- Cabinet includes 1 1/2" retainer with 1 1/2" divider bars.
- (8) total 3/7 6" SG acrylic tenant face (backlit).
- (1) total 3/7 6" polycarbonate management panel face (backlit).
- (2) 1 1/2" Square steel horizontal tube brackets welded to steel posts.

Labels/Typefaces:
Large on file // Typefaces: Lead: Helvetica Neue LT Std 65 Medium

Colors:
Arch'd Header: Painted to match MP 56801 Clean Gray Metallic
Post Cap & Base Cap: Painted to match MP 52234 Warm Galapagos Metallic
Post Cap Bottom Accent: Painted to match MP 26309 White Fargo Black
Posts: Steel Painted to match MP 20308 Another Bronze Metallic

Installation:
By ViewPoint
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable local Electrical Codes (LEC).
The brackets proper grounding and bonding of this sign.

Job:	Account Manager:	Date:	Revised:
Capital Group Properties	Jeff Koss	11/16/18 8:25 8:25	01/27/20 5
Location:	File:	Request:	02/17/20 5
Project 53, Maxwell Crossing, Maxwell	Capital Group, MaxwellCross_S01, MaxwellSign_1.cad	Sheet: MaxwellCross	02/26/20 75

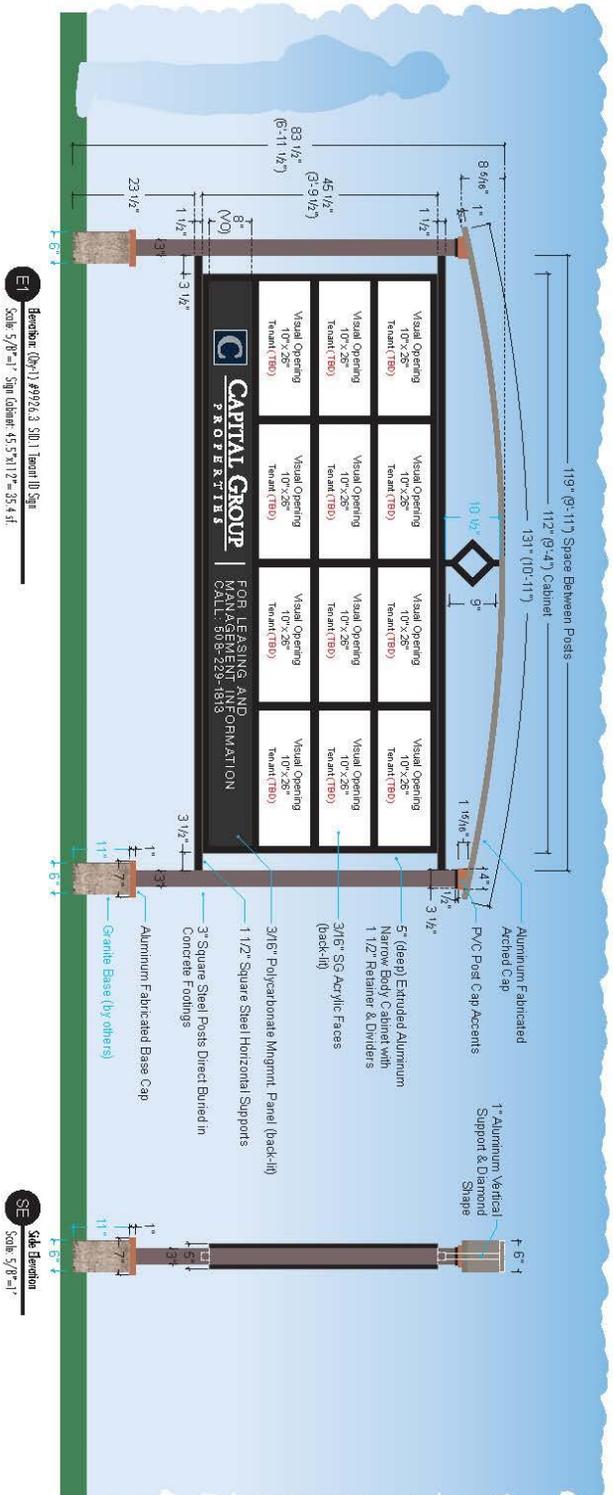
THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

ViewPoint SIGN AND AWNING 1.508.393.8200
1.508.393.4244 FAX 1.508.393.4244

Customer Approval: _____
Arch. Manager Approval: _____
Production Approval: _____

Exhibit "C" Proposed 12 Panel Sign

SID.1 Secondary Tenant ID: Single Sided, Internally Illuminated
OPTION 1.



Description:
(Qty:1) Single sided internally illuminated custom fabricated tenant ID sign.
Actual Header: Post Cap Acents, Middle Support with Diamond Shape.
-1" Railed aluminum etched header with aluminum skin.
-Custom PVC post cap accents.
-1" square aluminum vertical support with diamond shape.

Description (continued):
Post, Base w/ Cap, Foundation:
-3" square steel posts direct buried in concrete footings.
-1" Aluminum fabricated base cap.
-Granite base (by other).

Colors (continued):
Column, Retainers, Dividers:
■ Painted to match MP 26309 White Fringe Black
■ 3/16" White SS Acrylic
Management Panel Face:
□ 3/16" White Polycarbonate
Post Cap & Base Cap:
■ Painted to match MP 26309 White Fringe Black
Horizontal Panel Face:
■ Painted to match MP 26309 White Fringe Black
Horizontal Panel Back:
■ Painted to match MP 26309 White Fringe Black
Panel 073 Dark Gray HP vinyl (equipment)
Panel 074 Middle Gray translucent vinyl (less match to PMS 472z grey)

Header ID Cabinet, Horizontal Steel Tube Brackets:
- (1) 5" (deep) vertical aluminum narrow body cabinet with internal LED illumination.
- Cabinet includes 1 1/2" radiator with 1 1/2" diameter fans.
- (1) total 3/16" polycarbonate management panel face (backlit).
- (2) 1 1/2" square steel horizontal tube brackets welded to steel posts.

Logos/Typeface:
Logos used: Helvetica Neue LT Std 65 Medium
Typeface used: Helvetica Neue LT Std 65 Medium

Installation:
By Viewpoint.
The sign is intended to be installed in accordance with the requirements of Article 640 of the National Electrical Code (NEC) and/or other applicable local Electrical Codes (LEO).
This includes proper grounding and bonding of the sign.

Job: _____ Account Manager: _____
 Client: _____
 Project: _____
 Date: _____
 Scale: 5/8"=1'

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