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**TOWN OF MAYNARD**  
**Office of Municipal Services**

MUNICIPAL BUILDING  
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**The Maynard Advantage**  
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***Planning Board Determination of Minor Site Plan Modification***

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To: Michelle Jenkins, Town Clerk  
From: Bill Nemser, Town Planner  
Date: March 26, 2020  
Subject: Maynard Crossing (129 Parker Street) Minor Modification to Site Plan – Sites R4-R7

**Background**

At the Planning Board meeting of March 24, 2020, Maynard Crossing JV, LLC., 259 Turnpike Road, Southborough, MA 01772 requested a minor modification to the approved site plan for the project.

The modifications to the Maynard Crossing Site Plan for Buildings R4 thru R7 include (Exhibit "A"):

- 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 spaces in this area decreased from 228 spaces to 212 spaces, for a reduction of sixteen (16) parking spaces;
  - Parking and drive aisles were adjusted and realigned to accommodate the modified building permits and layouts;
  - Minimal pavement increases of 1,500 square feet 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 to 13,872 square feet, a 121 square foot increase;
  - Layout of the exterior seating was revised slightly to the east based upon tenants needs;
  - Entrance and walkways were revised to align with the final building architecture to meet tenants' needs.
- Building R5 Changes
  - Building R5 building size increased from 10,015 square feet to 10,116 square feet, a 101 square foot difference;
  - 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 square feet to 5,000 square feet, a 343 square foot 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 increase from 5,987 square feet to 11,153 square feet, a 5,166 square foot increase;
  - Parking and drive aisles around the building have been modified to accommodate the modified building footprint.
- The overall building square footage of the project is increasing from 302,040 square feet to 307,085 square feet, which is under the 310,000 square foot maximum commercial square footage allowed in the NBOD which was approved at Special Town Meeting.

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.

<b>Table 1: List of Modifications to Approved Site Plan</b>				
<b>PB Project #</b>	<b>Date Approved</b>	<b>Modification Proposed</b>	<b>PB Determination: Major or Minor</b>	<b>Revised Site Plan Required?</b>
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	Ye
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. Building 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

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. A revised site plan page(s) shall be submitted to the Town detailing the revisions. Table "A" shall be placed on revised plan pages.
2. All remaining conditions, provisions, or other stipulations of the Decision dated August 16, 2016 shall remain in effect.



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Bill Nemser, Town Planner

## Exhibit “A”: Request for Modification

**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**

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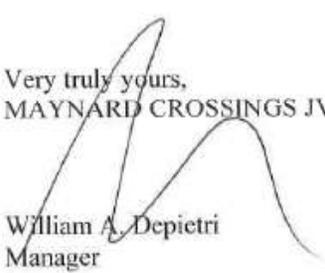
We would like request that the Planning Board review and make a determination of minor vs. major site plan changes on the proposed plan changes to buildings R4, R5, R6 & R7 along with parking areas and other changes listed below. Please see the attached plans to see the differences between the approved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



