

**Maynard Planning Board Meeting**  
**October 13, 2020 – 6:30 p.m.**  
**(Held remotely via Zoom due to COVID-19)**

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**Board Members Present:** Greg Tuzzolo – *Chair*; Andrew D’Amour – *Vice Chair*; Bill Cranshaw; Jim Coleman; Chris Arsenault; Natalie Robert – *Alternate Member*

**Others Present:** Bill Nemser – *Town Planner*; Wayne Amico – *Town Engineering Consultant*; Walter Erickson – *Old Bay Road Subdivision Developer*; Jesse Johnson -- *Bohler Engineering*

**Called to Order** at 6:30 p.m. by Greg Tuzzolo

The Board members voted to go into executive session immediately after the meeting was called to order. At 7:15, the meeting returned to open session.

**Approval of Minutes – 9.08.20 and 9.22.20**

*Jim Coleman made a motion to approve the Minutes dated 9.08.20 and 9.22.20, which was seconded by Andrew D’Amour.*

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

**Determination Major/Minor Modification for 129 Parker Street Maynard Crossing**

Capital Group Properties withdrew their request for a determination of major/minor modification for 129 Parker Street related to paving hours. Wayne Amico read a letter from Capital Group into the record.

**Public Hearing – 0 Parker Street**

Greg Tuzzolo opened the public hearing for 0 Parker Street. Developer Walter Erickson is requesting approval for a five-unit subdivision of land, which, in addition to a previous ANR for five separate lots, will comprise a 10-unit residential subdivision. Engineer Jesse Johnson of Bohler Engineering presented a rendering of the proposed subdivision, named Old Bay Road, which would be located at 0 Parker Street and Wisteria Lane. Prior to the hearing, the applicant received a peer-review response letter from VHB. There were two items from that letter that the applicant wanted to discuss in further detail with the Planning Board: 1) the data source used for rainfall predictions and 2) the recommendation to construct a gravel access road from Wisteria Lane down to the detention basin for future maintenance. The applicant would like to use the accepted standard of TP40 rainfall data, as they have done for their other projects, rather than the recommended Cornell rainfall data, which tends to be more extreme. Additionally the applicant would prefer to grade the space leading to the detention basin and have a gravel base under grass to avoid the appearance of a gravel path between the residences.

Walter Erickson also pointed out that, with a total of 10 units, the subdivision is subject to the Inclusionary Zoning By-law and, as such, Lot 5 (of the ANR lots on Parker Street) will be designated as an affordable unit. The applicant has retained the services of MCO Housing Services in Stow to work with Maynard's affordable housing consultant. The applicant will be submitting their application to the Town and the Planning Board at the same time.

Greg Tuzzolo asked for clarification from Bill Nemser on what part of the subdivision the Planning Board is reviewing since the original five lots were part of an ANR. Bill Nemser suggested that the Planning Board would not be considering access, frontage, or zoning that they ANR lots are already qualified for. However, it would be appropriate for the Planning Board to consider the infrastructure and relationship of those lots to the rest of the subdivision. Greg Tuzzolo asked the applicant if the proposed sidewalk on Wisteria Lane would connect with the sidewalk on Parker Street. The applicant stated that the sidewalks would not connect since the Parker Street sidewalk is on the opposite side of Parker Street.

Bill Cranshaw, who is also a member of the Affordable Housing Trust, noted that the affordable housing unit can be built no later than the fourth unit of the subdivision. He stated that it might need to be a condition of the permit to ensure the timing of construction of that unit is appropriate. He also pointed out that the affordable housing unit will need to be deemed by the signatories of the Local Initiative Program (LIP) as equal to all other units of the subdivision in terms of quality, size, amenities, and other construction factors.

Wayne Amico agreed that the Storm Water Management Handbook does not require anything beyond TP40 rainfall data at this time. VHB recommends that the more current NOAA Atlas data be used, but Wayne Amico stated that the applicant's preference for the current standard of TP40 data is acceptable. With regard to the gravel access area, Wayne Amico stated that he would like to have further conversations about that topic based on experiences he has had in other towns with regard to the type of solution proposed by the applicant.

Wayne Amico noted that the applicant will need to coordinate with DPW regarding water and sewer connections prior to conditioning a permit approval. The applicant confirmed that he understands. He also asked the applicant to consider installing a crosswalk with a rapid reflective beacon at the intersection of Wisteria Lane and Parker Street to allow pedestrians to cross over to the Parker Street sidewalk. The applicant stated that he doesn't see that being a problem at all.

Greg Tuzzolo noted that there is very little buffer between the proposed subdivision street, Wisteria Lane, and the abutting property. He asked for photos of the site for the next hearing and suggested that the applicant consider narrowing the proposed 26-foot width of Wisteria Lane to allow for more green space along the abutting property line. The applicant agreed that it is a substantial width for a small subdivision road and indicated a willingness to decrease the width of the road to allow for additional buffer and/or screening.

Bill Cranshaw stated that he would like to see the sidewalks set back four feet from the edge of the pavement instead of two feet. Jesse Johnson indicated that the proposed design was based on the subdivision regulations requiring a 40-foot right of way. Bill Cranshaw questioned whether the 40 feet is an absolute or a minimum. He suggested increasing the right of way to more than 40 feet. Greg Tuzzolo suggested planting the proposed trees in the section between the sidewalk and the street. Wayne Amico agreed with the suggestions of narrowing the road and increasing the width of the grass strip but

recommended not planting trees between the sidewalk and the street due to the issues it creates (e.g. buckling the road and the sidewalk). He recommended planting the trees on the individual properties as proposed by the applicant.

Bill Cranshaw asked about the stone wall that is currently along the property boundary line and whether the wall has any historical significance. The applicant said he will research it.

There were no comments from the public.

Wayne Amico pointed out that the Fire Chief should be consulted if the proposal will be revised to reflect a narrower road on Wisteria Lane. Walter Erickson agreed to contact him.

Jesse Johnson asked what the Board's preference would be in terms of allocating the additional green space if the road is narrowed to 22 feet. Bill Cranshaw reiterated his interest in increasing the right of way beyond 40 feet in addition to narrowing the road. Jesse Johnson noted that that would impact the current proposed lots in terms of where they are situated and what their buffers would be. Greg Tuzzolo asked the applicant to consider all the information and come back with the best proposal possible.

*Jim Coleman made a motion to continue the public hearing for 0 Parker Street to November 10, 2020, which was seconded by Greg Tuzzolo.*

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

### **Town Planner Update**

Bill Nemser stated that the Town Clerk resigned from her position and that the Administrative Assistant for the Office of Municipal Services will be the temporary Town Clerk.

*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 8:30 p.m.