

**Maynard Planning Board Meeting**  
**October 27, 2020 – 7:00 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; Natalie Robert – *Acting Member*; Jim Coleman (*joined at approximately 7:52 p.m*)

**Others Present:** Bill Nemser – *Town Planner*; Wayne Amico – *Town Engineering Consultant*; Danny Ruiz – *Capital Group Properties*; James MacDonald – *MacDonald Development*; Jacque MacDonald – *MacDonald Development*

**Called to Order** at 7:02 p.m. by Greg Tuzzolo

**Approval of Minutes – 10.13.20**

*Greg Tuzzolo made a motion to approve the Minutes dated 10.13.20, which was seconded by Andrew D’Amour.*

***The Board voted unanimously in favor of the motion.***

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

The applicant requested a determination of major or minor modification due to a proposed change to the location of the dumpster pad for Building R9. Danny Ruiz, of Capital Group Properties, stated that the approved plan includes an 18’x18.5’ concrete pad to be located directly next to the R9 building. The applicant is proposing a change to move the location of the pad to the east side of the parking lot next to the property line near 141 Parker Street. They are also proposing a larger sized pad of 10’x40’ in order to accommodate the needs of the future tenants. One of the tenants will be a liquor store, which will require a large amount of space for recyclable materials. The other tenant will be The Paper Store. The 18’x18’ space would not be sufficient for the trash and recycling needs of those tenants. Additionally, Danny Ruiz stated that the new proposed location will allow for easier access by the garbage and recycling trucks. The dumpster pad would still be enclosed as was originally proposed.

Wayne Amico had reviewed the proposed plan changes prior to the meeting and feels that the proposal is reasonable. He also noted that he is aware that the material for the dumpster pad enclosure, which will be vinyl fencing, is on backorder causing a delay to the construction of all the dumpster enclosures on the site. There is currently no scheduled date of occupancy for the R9 building, so the dumpsters will not be used in the very near future.

Greg Tuzzolo asked for questions from the public.

Trish Saunders of 11 Dettling Rd asked how many trash receptacles and how many recycling receptacles will be on the pad. She also asked if any mechanical compactors would be used. Danny Ruiz was unsure of the exact number of dumpsters and said it would depend of the tenants' requirements, but he estimated one trash dumpster and one recycling dumpster per tenant. He stated that there will not be any mechanical compacting. Trish Saunders asked if there would be any way to limit the number of dumpsters, having fewer larger dumpsters, in order to minimize the noise impact. Danny Ruiz said he would speak with the property manager about that suggestion and try to have an answer next week.

Bill Cranshaw asked if there would be different companies handling the trash and recycling pickup for each tenant. Danny Ruiz stated that the property management handles the contract for trash and recycling for the entire property, so it would all be done through one company. Bill Cranshaw also asked how much closer the dumpsters would be to the residential setback with the proposed changes. Danny Ruiz did not have an exact measurement.

Natalie Robert asked what will be done with the original space that was planned for the dumpster pad. Danny Ruiz stated that it will be landscaped.

Bill Cranshaw asked what was located in the newly proposed dumpster pad space on the approved plan. Danny Ruiz stated that it was grass.

Trish Saunders asked if there will be any impact to the lighting plans. Danny Ruiz stated that there will not be.

*Greg Tuzzolo made a motion that the proposed change constitutes a minor modification to the plan, which was seconded by Andrew D'Amour.*

***The Board voted 3-1 in favor of the motion. (Bill Cranshaw voted against the motion.)***

## **Determination Major/Minor Modification for 42 Summer Street**

James MacDonald provided details of the proposed changes to the approved plans, which would entail screening the rooftop machinery and vent pipes with white vinyl lattice fencing. After a discussion between the Board and the applicant about the drawbacks of that proposal, there was a discussion about an alternative solution of painting all of the rooftop vents and HVAC units a charcoal color to match the roof shingles.

The Board agreed that the applicant should paint the pipes and the HVAC units a charcoal gray to match the roof as closely as possible. Wayne Amico pointed out that the applicant will need to use a suitable paint type for the vent pipe and HVAC unit materials in order to avoid future peeling.

*Greg Tuzzolo made a motion to find that the proposed change, as amended to painting the pipes and HVAC units to match the roof shingles with an appropriate paint type in lieu of vinyl fencing, constitutes a minor modification. The motion was seconded by Andrew D'Amour.*

***The Board voted 3-0 in favor of the motion, with one recusal (Natalie Robert).***

## **Public Hearing – Planning Board Rules and Regulations**

Greg Tuzzolo suggested postponing the subject hearing until more Board members were available to participate. The Board had an extensive discussion with Bill Nemser regarding the proposed changes to the Planning Board Rules and Regulations. Jim Coleman presented a statement regarding the proposed changes to the Peer Review process. He read the statement and asked for it to be included with the Minutes for the record (attachment "A") . He also asked to table the discussion of the Peer Review Policy and Procedure section of the Rules and Regulations proposed changes until a future meeting.

Bill Nemser notified the Board of an upcoming online training session entitled "Use of Design Review" offered through the Massachusetts Citizen Planner Training Collaborative. The training will take place on November 12, 2020 from 6:00-8:00 pm.

*Greg Tuzzolo made a motion to continue to the Public Hearing until December 8, 2020, which was seconded by Andrew D'Amour.*

***The Board voted unanimously in favor of the motion.***

## **Town Planner Update**

Bill Nemser stated that a housing production meeting has been scheduled for November 18, 2020. The Powdermill Corridor Redevelopment Public Meeting is scheduled for December 3, 2020.

*Andrew D'Amour made a motion to adjourn, which was seconded by Jim Coleman.*

***The Board voted unanimously in favor of the motion.***

**Adjourned** at 8:37 p.m.