

Maynard Planning Board Meeting and Public Hearing
November 10, 2020 – 7:00 p.m.
(Held remotely via Zoom due to COVID-19)

Board Members Present: Greg Tuzzolo – *Chair*; Bill Cranshaw – *Acting Vice Chair*; Jim Coleman; Natalie Robert – *Acting Member*

Others Present: Bill Nemser – *Town Planner*; Wayne Amico – *Town Engineering Consultant*; Megan Zammuto – *Assistant Town Administrator*; James MacDonald – *MacDonald Development*; Jacque MacDonald – *MacDonald Development*; Walter Eriksen – *Developer*

Called to Order at 7:05 p.m. by Greg Tuzzolo

Request for Bonding – 42 Summer Street

Megan Zammuto presented a proposal for a bond for 42 Summer Street. She explained that some of the requirements included in the development agreement cannot be completed until the Conservation Commission (ConsCom) issues an Order of Conditions. The ConsCom is awaiting comments on the project from the DEP. The outstanding items are not related to the 42 Summer Street parcel but to the adjoining parcel that the applicant is turning into a park. Town Staff and Town Counsel worked with the developer on some ideas for a short-term agreement that would allow for occupancy in the residences at 42 Summer Street prior to the winter rather than waiting for the process related to the adjacent park to be fully complete. The solution that was agreed upon was for the applicant to provide a bond amount to the Town to cover the cost of completing the required work if it is not completed by the applicant by the later of June 15, 2021 or 60 days after the Order of Conditions is issued. Wayne Amico provided the Town with an estimate of the cost of conducting the required work. Megan Zammuto stated that Town Staff, Town Counsel, and the developer are all in agreement that the proposed solution is acceptable.

Greg Tuzzolo noted that he had participated in a call related to the proposed bond a couple weeks prior to the Board Meeting. He expressed his support for the project. He and Bill Cranshaw have both been involved as members of the working group for the development agreement.

There were no questions from any Board Members.

Greg Tuzzolo made a motion approve Amendment 1 to the 42 Summer Street Development Agreement, as presented, which was seconded by Jim Coleman.

The Board voted 3-0 in favor of the motion with one abstention from Natalie Robert.

Public Hearing – Wisteria Lane Subdivision

Bill Nemser stated that the Board of Health and the Fire Department have signed off on the Wisteria Lane project. Walter Eriksen noted that he has worked with the engineers and was able to address all of the concerns that were brought up by the Board at the last hearing. He widened the right of way to 45

feet. He also consulted with the Fire Chief and determined that a 22-foot roadway is acceptable. The Fire Chief would like a hydrant at the end of the cul-de-sac, which Walter Eriksen added to the plan. With these changes, there is now a 13-foot buffer zone along the right hand side property line. The new landscape plan indicates a row of white pine trees will be planted along the property line to act as a screen for the abutters. The revised plan also allows for a strip of grass between the roadway and the sidewalk on the left hand side of the street.

The applicant's traffic engineer has conducted a traffic survey. The applicant stated that the plan meets the sight stopping distances for up to 40 miles per hour. The applicant reviewed the revised plan drawings and pointed out that they include a crosswalk from Wisteria Lane across Parker Street to Old Marlboro Road to allow access to the sidewalk on that side of Parker Street.

Wayne Amico noted that he has not had an opportunity to fully review the revisions but will do so and provide a letter with comments to the Board. There was discussion about the warning signs at the crosswalk. The applicant is proposing flashing LED traffic signs. DPW Director Justin DeMarco noted that the Town has been having trouble with the flashing beacons used at rail trail crossings and approved of the applicant's choice.

Wayne Amico also asked about the applicant's plan for street lights. The applicant is proposing to install a solar light at the intersection of the subdivision's entrance. The Town would not incur any electricity expense if a solar light is utilized. Wayne Amico provided his feedback as well as feedback from DPW Director Justin De Marco that they are in support of the use of the solar lights.

There are existing telephone poles with LED lights along Parker Street near the subdivision entrance that will remain in place, but the applicant will be utilizing underground utilities for the subdivision. Wayne Amico will work with the applicant to determine the most appropriate location for a solar street light near the entrance. The Board Members all expressed support of the use of a solar street light if the applicant works with Wayne Amico to determine the best option.

Greg Tuzzolo stated the he would prefer a different type of tree other than white pine such as spruce. He also asked if the applicant can save some of the existing vegetation along the stone wall rather than clear cutting it and just supplement with additional buffer. The applicant stated that he can certainly do that.

Bill Cranshaw asked if there was any additional information regarding the stone wall. Bill Nemser stated that he spoke with the Historical Commission and the Historical Society. Neither of the groups was aware of any historical significance of the stone wall. They wrote to the state for confirmation and have not heard anything back. The Board would like written confirmation from the Historical Commission once confirmed. The applicant will try to make use of the stones on the property as much as possible. Bill Cranshaw also asked for written approval from the Fire Chief for the property.

The applicant is coordinating with the Town's Affordable Housing Consultant. The affordable unit is proposed to be built on Lot 4 of the adjacent ANR parcels. Bill Cranshaw noted that the Maynard Affordable Housing Trust should sign off on the plans for the affordable property prior to the Planning Board voting, to avoid having to set conditions for approval. The applicant said he will arrange to meet with the Trust.

Bill Cranshaw expressed concerns about the sight distance at the exit of the subdivision. The applicant agreed to review it provide additional detail to the Board.

Greg Tuzzolo made a motion to continue the Public Hearing for Wisteria Lane Subdivision to December 8, 2020 at 7:00 p.m., which was seconded by Jim Coleman.

The Board voted 4-0 in favor of the motion.

Town Planner Update

Bill Nemser stated that Maynard has been selected to participate in a charette with Lexington through the Metropolitan Area Planning Council. The purpose of the project is to determine appropriate outdoor activities for the winter time during the Covid-19 crisis. The MAPC will come up with some proposed ideas, and Maynard will determine how those ideas would work within its regulatory framework and what adjustments might be needed.

Chris Arsenault is the Planning Board's representative for the Housing Production Plan. He participated in the last meeting and there will be another meeting coming up in November. Bill Nemser will let the Board know about the date in case anyone else wants to participate.

On December 3, 2020, the Powder Mill Corridor Redevelopment team will be making a public presentation in conjunction with the MAPC and the Office of Environmental Energy along with the Town of Acton.

The Planning Board Rules and Regulations proposed revisions will be on the agenda for the next Planning Board meeting on December 8.

Greg Tuzzolo made a motion to adjourn, which was seconded by Natalie Robert.

The Board voted 4-0 in favor of the motion.

Adjourned at 8:22 p.m.