

Maynard Planning Board Meeting and Public Hearing
February 9, 2021 – 7:00 p.m.
(Held remotely via Zoom due to COVID-19)

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

Others Present: Bill Nemser – *Town Planner*; Kaitlyn Young – *Assistant Town Planner*; Danny Ruiz – *Capital Group Properties*; Norman Martin – *Market Basket*

Called to Order at 7:03 p.m. by Greg Tuzzolo

Approval of Minutes

Bill Cranshaw stated that when a public hearing is closed, it should be noted in the Minutes. Bill Nemser stated that he would go back and review the recording of the previous PB Meeting and note whether the hearing for the PB Rules and Regulations was closed or not.

Greg Tuzzolo made a motion to approve the Minutes dated January 26, 2021 with the conditional change of closing the Public Hearing for the PB Rules and Regulations, to be confirmed by Bill Nemser. The motion was seconded by Natalie Robert.

The Board voted unanimously in favor of the motion.

Maynard Crossing Update

Danny Ruiz stated that the recording equipment would be set up on February 10 for a sound analysis to be completed. Once all the data is collected from the recordings, the report will be finalized and sent to VHB for review. Danny Ruiz and Wayne Amico anticipate being able to have the report and review completed prior to the next Planning Board meeting. The sound analyzer will be in place for 24 hours and of that time, six hours will be attended by someone.

Resident Trish Saunders asked what time frame the six hours of attended recording would be. Danny Ruiz was not sure but stated that he would check. Trish Saunders noted that most of the deliveries seem to occur prior to noon and that it might make sense to ensure that the attended recording happens in the morning hours.

Normand Martin pointed out that his understanding is that the sound analysis was being done to determine the sound coming from the compactors and not truck traffic. Bill Cranshaw noted that the attendant would be there to help differentiate between the recorded noise from the compactor versus trucks and other sounds. Trish Saunders stated that she misunderstood and thought the sound study would also take into account any delivery violations occurring outside of the approved delivery hours.

Bill Nemser provided some additional updates on the Maynard Crossing project. He stated that the Board of Selectmen had met the previous week and referred several Articles to the Planning Board, all related to the potential addition of a storage facility. The BOS requested that the PB hold a public workshop prior to the public hearing to discuss what is proposed, what was previously approved, and get public feedback. Bill Nemser will send out a memo with the details of the BOS request.

Trish Saunders asked for clarification on when the PB will be discussing violations of the Operating Manual. She noted that there have been violations occurring for the past couple months. She also asked if there is any data that would need to be collected prior to that discussion. Greg Tuzzolo agreed that the issue needs to be resolved.

Planning Board Rules and Regulations – Site Posting Update

Bill Nemser stated that, after the previous PB meeting, he and Natalie Robert had drafted some verbiage related to on-site posting of upcoming hearings to add to the proposed changes to the PB Rules and Regulations. He reviewed the draft verbiage with the other Board members. The proposal is to print and laminate a standard sized piece of paper with the details filled in on a template and affixed to a post on site. Bill Cranshaw stated that he was envisioning a much larger sign that could be seen by people driving by. The Board discussed various options and Bill Nemser agreed to do some additional research and come back with a revised proposal.

Zoning By-law Amendment Updates

Bill Nemser stated that he and Bill Cranshaw had discussed revising the AMI (average median income) threshold to 60% in certain instances or as a bonus. Bill Cranshaw said that his recommendation would be to write a proposed Zoning Article that changes the affordability threshold to 60% for every case and discuss it in more detail during a hearing.

Bill Nemser reviewed the items he would like to include in the March 9 hearing as follows:

- a new flood plain district map
- specify that an alternate Planning Board member can vote on subdivision approvals
- two adjustments to marijuana by-laws: 1) definitions and zoning changes for deliveries and 2) allow retail marijuana establishments by special permit in industrial areas

Chris Arsenault mentioned some complaints from neighbors of Greenstar Herbals regarding work that was being done on the property late at night by Eversource. He asked Bill Nemser to look into it as some people in town were speculating that the Planning Board had approved the work. Bill Nemser stated that he will ask Justin DeMarco about it to see if DPW was involved.

Town Planner Update

Bill Nemser stated that he had received Tim Hess' design review comments for 115 Main Street but hadn't yet had a chance to go through them. Wayne Amico will have his comments in by next Tuesday. Bill Nemser asked Wayne Amico (prior to the meeting) if he could have his comments in sooner than that. Bill Nemser stated that Justin DeMarco met with the MacDonaldis to review all public realm information related to 115 Main Street. Bill Nemser would like to schedule an Executive Session for the

following week at the request of Adam Costa. The Board agreed that a daytime meeting would work best for everyone. The Board agreed to tentatively plan for Thursday morning (2/18/21).

If anyone from the Board wants to attend the upcoming Ethics class, Bill Nemser will be sending the information for that as well as upcoming CPCT training courses.

Greg Tuzzolo made a motion to adjourn, which was seconded by Jim Coleman.

The Board voted unanimously in favor of the motion.

Adjourned at 8:16 p.m.