



TOWN OF MAYNARD
Office of Municipal Services
MUNICIPAL BUILDING
195 Main Street
Maynard, MA 01754
Tel: 978-897-1302 Fax: 978-897-8489
www.townofmaynard-ma.gov

Distribution Memo

TO:

Conservation Commission
Planning Board
Town Administrator
Department of Public Works
Town Engineer
Building Commissioner

Town Clerk
Assessor's Office
Police Chief
Fire Chief

FROM: Bill Nemser, Planning Director

DATE: March 24, 2021

SUBJECT: Request for Review and Comment for the April 27, 2021 Planning Board Meeting.

LOCATION: Maynard Crossing (129 Parker Street)

Please find the attached petition and associated material for: the proposed amendment of the project Operations and Maintenance Plan

Petition type: *Special Permit Amendment*

Petition Number: 21-02

- The Planning Board Meeting for April 27, 2021 will be held at 07:00 p.m. on Zoom <https://us02web.zoom.us/j/87931522781?pwd=YkwvWFp2M21vUWcrTnA4WUUxeFZ5UT09>
Meeting ID: 879 3152 2781 Password: 664803 (Audio only): Participate telephone: 1 646 558 8656 or 1 312 626 6799 (same ID and password).
- If you or a representative will be attending, please contact me at (978) 897-1302. If you have no comment, please provide a "no comment" letter for the record. Please note whether the item should be corrected or addressed prior to approval, prior to building permit, prior to c/o, etc. That will assist the Board in making a determination for the next step of the process.

It is requested you provide comment(s) on or before April 23, 2021

Thank you for your assistance.

MAYNARD CROSSINGS JV, LLC

**259 Turnpike Road
Southborough, MA 01772**

March 16, 2021

Mr. Bill Nemser
Town Planner
Town of Maynard
195 Main Street
Maynard, MA 01754

RE: Maynard Crossing Operations Manual

Mr. Nemser,

We would like to request a modification of the previously approved operations manual for the Maynard Crossings Project. Now that Market Basket and the other tenants are open, we have a better idea for the hours of operations, site lighting hours, and delivery hours. We have updated the Operations Manual to tighten up the hours of operations, site lighting hours, and delivery hours for each different type of use. Please see the attached redline version of the Operations Manual showing the proposed changes. Please feel free to contact me at permitting@cgpllc.net or (508) 229-1808 if you have any questions or concerns.

Very truly yours,
MAYNARD CROSSINGS JV, LLC

Bill Depietri

William A. Depietri
Manager

cc: G. Johnson
B. Nemser
R. Depietri
A. Catanzaro

To be completed by Planning Office

Application No.:

Fee Paid:

Date Completed and Filed:

Town Clerk's Stamp



Planning Board
Town of Maynard
195 Main Street, Maynard, MA 01754
Tel: 978-897-1302 www.townofmaynard.net

Application for Special Permit

This is an application for Special Permit approval as provided for in Section 10 of the Zoning Bylaws of the Town of Maynard

Please file completed form with the Office of Municipal Services. The following materials are also required:

- Fees as determined in Appendix "A" (current Planning Board Fee Schedule).
- An abutter list and map from the Property Assessor's Office.
- Six copies of all Site Plan materials. Four sets shall include full size plans (approx 2' x 3'). All other plans may be 11 x 17. Additional copies may be requested.
- An electronic copy of all plans and materials.
- All plans, surveys and other materials must be prepared consistent with requirements as listed in the Planning Board Rules and Regulations. Failure to provide materials may result in delay of application processing.

Date: 3/16/21

Applicant (print): Maynard Crossings JV LLC

Applicant address: 259 Turnpike Road Suite 100, Southborough MA 01772

Applicant phone and e-mail: 508-229-1808 permitting@cgpllc.net

Property Owner (print): Maynard Crossings JV LLC

Property Owner address: 259 Turnpike Road Suite 100, Southborough MA 01772

Property Owner phone/e-mail: William Depietri, Manager, 508-326-1810, wad@cgpllc.net

Plan prepared by (Engineer/Architect/ Property Surveyor): Bohler Engineering Date _____

Address: 352 Turnpike Road, Southborough, MA 01772 License #: _____

Phone: 508-480-9900

Email: _____

Location of Site:

Assessor's Map # 25 Parcel # 152.1 Zoning District NBOD Size of Existing Buildings, if applicable _____

Present use of site: _____

The property is currently under construction for 180 Residential apartments, 141 Independent living units, 300,000 SF of Retail space with an existing building of 51,480 SF.

Application for Special Permit (continued)

Justification Statement: please attach a complete explanation of the request on a separate sheet. Please note: Special Permits may only be granted if the issuing authority determines the adverse effects of the proposed use will not outweigh the beneficial impacts to the town or neighborhood. Specifically Section 10.4.2 of the Maynard Zoning Bylaws "Special Permit Criteria" requires the determination must address:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on town services, tax base, and employment.

Additionally, the following points, based on Massachusetts General Laws, Chapter 40A, Section 9, should be identified and factually supported within the Justification Statement and verbally at the hearing:

1. The particular type of Use proposed for the Property or Structure, if any;
The conditions and character of operations of the proposed Use which show that it will be in harmony
2. with the general purpose and intent of the District and the By-Laws; and
3. The nature of the proposed Use in relation to both the general and specific provisions of the Bylaws governing that Use and the District it is located.

The Justification Statement should clearly address how the request affects these factors.

Supplementary Information: It is encouraged for the Applicant to provide any letters of support, photos, drawings or other materials that may assist the Board in making a determination.

Failure to present evidence in one or more of the foregoing areas may result in the petition being denied by the Planning Board. The Planning Board cannot draw from the petitioner the necessary evidence to grant the petition if improperly presented.

I hereby request a hearing before the Planning Board with reference to the above Application.

Signature of Applicant (or Representative):  **Date:** 3/16/21

Address (if not Applicant): 259 Turnpike Road Suite 100, Southborough MA 01772

Phone/e-mail: 508-229-1808 permitting@cgpllc.net

Signature of Owner (if not Applicant):  **Date:** 3/16/21

Address (if not Applicant): 259 Turnpike Road Suite 100, Southborough MA 01772

Phone/e-mail: William Depietri, Manager, 508-326-1810, wad@cgpllc.net

DRAFT VERSION - 2/24/2021

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3. Site Specific Information

Formatted Table

Address:	2-16 Digital Way Maynard MA
Electric/Gas Provider:	Eversource Electric & Gas
Septic/Sewer:	Town Sewer
Water:	Town Water
RETAIL AREA/FAST FOOD	
Hours of Operation	Mon- Friday - Sunday 7:00am - 11:00pm (or as permitted)
	Health Club (if applicable <u>required</u>): Mon-Sun 24 hours a day
	Saturday & Sunday 7:00am - 11:00pm
Site Lighting	<p><u>Evening Hours:</u> On one hour before at dusk, dim to 50% at off at 11:30pm, security lighting only from 1:00am<u>11:30pm</u> through dawn</p> <p><u>Morning Hours:</u> All on from 5:00am until dawn</p> <p><u>General security lighting through premises on dusk to dawn- includes employee parking area on dusk to dawn</u></p> <p><u>Health Club (if required): On at dusk, off at dawn</u></p>
Delivery Hours	Mon- Fri - Sat 7:00am- 7:00pm
RESIDENTIAL AREA	
Hours of Operation	Mon-Friday 9:00am - 6:00pm
	Saturday 9:00am- 6:00pm
	Sunday 11:00am - 5:00pm
Site Lighting	Apartments: Dusk to dawn Senior Living: Dusk to dawn
Delivery Hours	Mon-Fri 7:00am- 7:00pm (excludes food/takeout deliveries)
RESTAURANT AREA	
Hours of Operation	Sun-Thur 8:00am - 12:00am (or as permitted)
	Friday & Saturday 8:00am - 1:00am (or as permitted)
Site Lighting	On at dusk, dim to 50% at 11:30 , Off one hour after <u>at</u> liquor permit required time, <u>or one hour after establishment closes, whichever may be earlier.</u>

Delivery Hours	Mon- Fri - Sat 7:00am- 7:00pm
GROCERY STORE AREA	
Hours of Operation	Mon-Sunday 6:00am - 11:00 9:00 pm (open to public) (may open at 5:00am if Starbucks Coffee located within store)
Site Lighting	<p><u>Evening Hours:</u> On one hour beforeat dusk, off at 11:30pm, dim to 50% from 12:00am to 1:00am, security lighting <u>only</u> from 1:00am<u>11:30pm</u> to 5:00am</p> <p><u>Morning Hours:</u> aAll on from 5:00am until dawn</p> <p>General security lighting through premises on dusk to dawn- includes employee parking area on dusk to dawn</p>
Delivery Hours	<p>Grocery & Frozen Food- 3:00pm - 9:00pmMonday through Sunday 6:00am - 5:00pm - 48 foot tractor trailers- smaller delivery trucks by Direct Store Delivery (DSD)</p> <p>Perishable Food Deliveries (meat, seafood, dairy, produce, floral, deli) take place between 1:00am<u>5:00pm</u> - 5:00am<u>1:00am</u> - Approximately <u>12</u>-deliveries- 48 foot tractor trailers- other smaller delivery trucks by Direct Store Delivery (DSD)</p>
Employee Hours	<p>Stock employees only: 11:009:00pm-7:30am<u>6:00am</u></p> <p>General staff in building 24 hours</p>
RETAIL/FAST FOOD	
Hours of Operation	<u>Mon-Sunday 5:00am - 11:00pm</u>
Site Lighting	<u>On at dusk, off at 11:30pm, security lighting only from 11:30 through dawn</u>
Delivery Hours	<u>Mon-Sat 5:00am- 7:00pm</u>
MISC GENERAL PROPERTY	
Site Lighting: Main Access Road	<u>On dusk to dawn</u>
Site Lighting: Whole Property <u>Parking Lot Lighting</u>	General security lighting through <u>parking lots on</u> premises on dusk to dawn (includes stone wall residential identification signs and Digital Way roadway lighting)
Site Lighting: Pylon	<p><u>Evening Hours:</u> On at dusk, off at 11:30pm</p> <p><u>Morning Hours:</u></p>

	<u>On at 5:50am to dawn</u>
Site Lighting: Building Signage	On at dusk, off at 11:30pm (or off at liquor permit required time)
<u>Weather Events:</u>	<u>In event of snow or extreme weather event, Property Management Company will determine if necessary to turn on all site lighting during daytime hours for safety of all occupants of the plaza.</u> <u>Once weather events ends, schedule as listed above will resume</u>
Trash Pick Up Hours:	Monday through Saturday 6:30am- 6:00 pm
<u>Trash Compactors:</u>	<u>Hours of Operation:</u> <u>Monday through Sunday 7:00am – 8:00 pm</u> <u>Noise Level: Maximum decibel of 60</u>