

Maynard Planning Board Meeting and Public Hearing

March 8, 2022 – 7:00 p.m.

(Held remotely via Zoom)

Board Members Present: Chris Arsenault – Chair; Jim Coleman – Vice Chair; Bill Cranshaw; Natalie Robert; Bob Brown; Annette Garabedian – Alternate Member

Others Present: Bill Nemser – Planning Director; Wayne Amico – Town Engineer; John Kucich – Bohler Engineering; Bob Depietri, Capitol Group Properties; Justin DeMarco – Director of Public Works; Garry McCarthy – Principal Engineer, Stantec

Called to Order at 7:02 p.m. by Chris Arsenault

Chair Arsenault conducted a roll call to ensure each Planning Board Member was able to hear the meeting and could be heard.

Public Hearing – Maynard Crossing Site Plan Modification Request

Chris Arsenault opened the Public Hearing and asked Mr. Nemser for comments.

Mr. Nemser stated that the Board's comments regarding reduction of parking in the rear, insuring downspout not in handicapped ramp, dumpster locations and lighting, were addressed in the applicant's resubmittal.

Mr. Kucich shared the history of the request. The full presentation was shared at the previous meeting, inviting comments from the board. The Board asked that one-way signs be added near the maintenance area, a bike rack be added, and heavy-duty pavement be extended into the maintenance area. Some parking spaces in the rear were removed due to concerns of people loitering. Two accessible parking spaces were added to the plan. The applicant highlighted the existence of overhangs on the entryways due to concerns about water runoff and the location of dumpsters in the maintenance areas in the rear of the buildings.

Chair Arsenault asked Mr. Amico, the Town Engineer, if his concerns had been addressed. He stated that they had. Chair Arsenault asked for comments from the Board and received none. Chair Arsenault asked if the handicap accessible parking spaces that were added are ADA compliant, or if they needed striped crosswalks. Mr. Kucich responded that it's not required and not necessary in such a small area. They are present in other larger parking areas in the plan.

Chair Arsenault invited comments from members of the public, of which there were none.

Chair Arsenault made a motion to close the Public Hearing, which was seconded by Jim Coleman.

The Board voted unanimously in favor of the motion via roll call.

Chair Arsenault presented a finding that the proposed amendment to the site plan is consistent with the original concept plan from 2016, which Jim Coleman seconded.

The Board voted unanimously in favor of the finding via roll call.

Chair Arsenault made a motion that the board has determined the requested special permit modifications are consistent with the Special Permit criterion as contained in the zoning by-laws and to approve the changes proposed by the applicant as presented. Jim Coleman seconded the motion.

The Board voted unanimously in favor of the motion via roll call.

Mr. Nemser stated that if the board did approve the request, a condition the applicant update the overall site plan to reflect all the changes to date. Chair Arsenault made a motion to approve the modifications to the site plan for Building R-3 as presented subject to two conditions of approval: 1. The updated overall site plan be provided to the Town. The traffic study be conducted as previously determined. Jim Coleman seconded the motion.

The Board voted unanimously in favor of the motion via roll call.

Chair Arsenault made a motion to close the Hearing, which Mr. Coleman seconded.

The Board voted unanimously to close the hearing.

Public Hearing Green Meadow Water Treatment Plant (#4) upgrades

Mr. Justin DeMarco is the applicant as the owner of the facility by the authority given to him by the Town of Maynard. Stantec is the Owner's Project Manager (OPM) for the Water Treatment Plant. Mr. McCarthy presented the Application for Site Plan Review for work at Well #4. A new well site is being constructed to expand the capacity of the Plant. Stantec is upgrading several aspects of the 20+ year old building, including adding filters and improving chemical feed systems. An underground vault will be constructed that will combine the flow from existing and new well sources in a below-grade piping vault. A third source of water from a backwash waste holding tank will enable recycling of backwash water. A proposed 10x10x8 building at grade level will store an electrical panel, sampling capabilities, and an access hatch leading to

the subgrade vault and piping network. It will be constructed on the southern side of the vault near the access road to Well #4.

Chair Arsenault asked if there would be any pavement or crushed stone added to the area, or if there would be any elevation changes or addition of soil. Mr. McCarthy replied there would not.

Mr. Cranshaw asked for clarification as to whether the area is already cleared. Mr. McCarthy replied that the area has already been cleared of trees.

Chair Arsenault invited comments from members of the public, of which there were none.

Mr. DeMarco stated that this construction is a major part of the 4-phase water capacity improvement plan. Phase I is the onboarding of the new well source and the upgrades to the plant. These enhancements will increase water capacity for the Town and the efficiency of the plant in general.

Chair Arsenault made a motion to close the hearing, which Mr. Coleman seconded.

The Board voted unanimously to close the hearing via roll call.

Chair Arsenault made a motion to approve a special permit for municipal facilities use on Town owned property within the Water Supply Protection District (139 Great Road) as required by Section 9.5.3 (2) and Section 10.5.1 (3). The motion was seconded by Mr. Coleman.

The Board voted unanimously via roll call to approve the special permit.

Chair Arsenault made a motion to approve the modification to the site plan with the addition of the 10x10 building, which Mr. Coleman seconded.

The Board voted unanimously via roll call to approve the site plan modifications.

Mr. DeMarco and Mr. McCarthy expressed their thanks to the Board.

Discussion - Powder Mill Road Corridor review of MAPC presentation and next steps.

Mr. Nemser reviewed the MAPC presentation of February 22, 2022. Mr. Brown asked how the study area is determined. Mr. Nemser replied that it includes the riverside area on Powdermill Road, and that any areas for potential projects and/or an overlay district are represented.

Mr. Nemser asked the Board to consider whether the overlay district should include only properties directly abutting Powdermill Road and the River, or whether it should include the entire study area.

Mr. Cranshaw stated that it depends on the objective of the overlay and what it hopes to achieve. Mr. Nemser replied that the town was considering adding an optional overlay to existing neighborhoods. As new developments come to the Powdermill Road corridor, the area could be retrofitted with services to improve the existing communities. It could also help fulfill the MBTA communities zoning requirements.

Mr. Cranshaw asked what Acton's top priorities are. Mr. Nemser replied that they're expanding their Complete Streets network. While Maynard is leading the initiative, Acton sees the advantage of a coordinated planning approach, specifically regarding use of the riverfront.

Mr. Nemser asked Mr. Brown for his opinion of use of the riverfront. Mr. Brown stated that it could be minimal or extensive, from pedestrian access to fishing docks to river walkways or boating access. Mr. Nemser said it would be valuable to learn what is appropriate use for the overall area, portions with conservation status, and what permitting is required.

Mr. Cranshaw advised that boating access is already available in Acton and we may not need additional launches. Chair Arsenault considered whether the Board should make specific designations for river use or provide opportunities and guidance to allow organic growth. He advised that we need grant funding and professional support to create a realistic proposal

Mr. Cranshaw asked if the plan includes the North side of the River. Mr. Nemser stated its not considered in the first phase of the grant, but it could be included. Mr. Cranshaw stated that since the town owns the north side it could be more feasible to use for recreation.

Chair Arsenault asked about Acton's status on Complete Streets projects. Mr. Nemser replied that they received a grant for High Street towards Powdermill Road. Chair Arsenault suggested that Maynard might build on the plans they have already developed.

Mr. Nemser said that comprehensive outreach to the community would be key to moving the Powdermill Road corridor project forward. A discussion around zoning and land use ensued. Chair Arsenault stated that some areas in the Powdermill Road corridor are clearly more appropriate for commercial use, while others are residential. He asked if it's prudent to have one zoning criteria for the whole area. Mr. Nemser replied that it could be commercial, residential and mixed-use. The Board agreed that more open space would be valuable and beneficial to the town and the residents along Powdermill Road. Ms. Robert pointed out that any open spaces need to be maintained. She also emphasized that parking lots be located on the side of new buildings, not abutting the riverside or next to the roadside.

Ms. Garabedian suggested that the Board look at the Western Ave Corridor in Brighton which comprises pedestrian access and greenspace with restaurants/businesses and residential housing.

Chair Arsenault tasked Mr. Nemser with developing a draft overlay plan that meets the top priorities for the district as discussed: Open space, density housing, Complete Streets projects and mixed use/commercial zones. The goals for the Powdermill Road corridor should align with the Master Plan.

Approval of the Minutes from February 22, 2022

Chair Arsenault made a motion to accept the minutes of the February 22, 2022 Planning Board meeting as amended.

The Board voted unanimously to accept the minutes

Mr. Coleman made a motion to close the meeting. Chairman Arsenault seconded the motion.

The Board voted unanimously to close the meeting via roll call.

The meeting was adjourned at 9:35 p.m.