

**Maynard Planning Board Meeting and Public Hearing**  
**February 8, 2022 – 7:00 p.m.**  
**(Held remotely via Zoom)**

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**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*; Danny Ruiz – *Capital Group Properties*; John Kucich – *Bohler Engineering*

**Called to Order** at 7:01 p.m. by Chris Arsenault

Chris Arsenault conducted a roll call to ensure each Board member was able to hear the meeting and could be heard.

**Minutes Approval (01.25.22)**

*Natalie Robert made a motion to approve the Minutes of 01.25.22, which was seconded by Jim Coleman.*

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

**Public Hearing – Maynard Crossing**

*Bob Brown was recused from the hearing since he is an abutter to the property.*

Danny Ruiz stated that he is coming before the Board for a modification to Building R-3/11 Digital Way. Chris Arsenault asked Bill Nemser if he wanted to provide any context to the hearing. Bill Nemser stated that the hearing is intended to determine the consistency of the proposed modification with the overall concept plan that was approved. The modification would consist of a reduction in square footage of the building. He noted that if the Board decides to approve the request, the original site plan and special permit would be amended, and the applicant would reflect the changes in the site plan and the concept plan.

Danny Ruiz stated that Wayne Amico reviewed the proposed modifications and sent a review letter to the applicant last Friday, February 4. The applicant sent a response letter to Wayne Amico and Bill Nemser earlier in the day (February 8, 2022).

John Kucich presented the proposed modification, which would consist of reducing the overall square footage by approximately 9400 square feet and having two buildings instead of one within the original building design footprint. There would be a courtyard in between the two buildings. With the modified building plan, the applicant was able to add about 25 parking spaces behind the building to be used as employee parking. John Kucich noted that there was nothing identified in the peer review as

problematic and that the comments were related to minor changes: revising the new parking spaces to make them angled instead of 90 degrees; adding one-way signage for delivery trucks leaving the loading area; extending the heavy-duty pavement indication into the truck loading area; adding a bike rack to the courtyard.

Bill Cranshaw noted that there was a comment in the peer review indicating that the applicant should review drainage from the canopies to ensure it does not flood the wheelchair ramps. He asked if that had been addressed. John Kucich responded that he will work with the architect to ensure that the gutter appropriately drains and that any type of down spout will not go to the ramp. Chris Arsenault asked what type of canopy will be there. Danny Ruiz stated that the canopies have not been fully designed yet but that typically there would be about a foot and a half of crushed stone around that area. Any rain that comes off the canopies would fall into the crushed stone and not onto the ramp.

Bill Cranshaw asked why there would be parking spaces added if the building size is being decreased. He also expressed concerns about the location of the parking spaces behind the building directly adjacent to residences where there might be noise concerns. He pointed out that the angled parking would only be accessible by using the truck entrance. Danny Ruiz stated that he understands the concern and that he would circle back with his team and hopefully have the spaces removed from the plan before the next meeting. He clarified that, although the one-way drive behind the buildings is primarily used for trucks, cars can also use it.

Chris Arsenault asked if there were any changes to the pervious and impervious areas with the proposed revision. John Kucich stated that there was a reduction in impervious area of about 1300 square feet.

Jim Coleman asked where the dumpsters will be located. The dumpsters were not indicated in the revised plan, and there was some question as to whether they would be located in the truck delivery area or if the R-4 dumpsters would be used by the tenants in the R-3 buildings. Danny Ruiz stated that he will confirm where they will be located. Chris Arsenault noted that they will need to be added to the plan before a decision is made.

Natalie Robert asked what type of exterior lighting will be installed at the back of the building. Danny Ruiz stated that all of the lights will be downward facing and Dark Sky compliant. Natalie Robert also asked about trucks making deliveries and whether they would need to make multiple turns to back out (possibly creating a nuisance with beeping). Danny Ruiz stated that the trucks making deliveries would be smaller trucks that would easily enter the delivery area and back up one time before departing.

Bill Nemser asked Danny Ruiz to speak about the market drivers that led to the decision to create two smaller buildings. Danny Ruiz stated that he spoke with the marketing and leasing people from his team, and they told him that the big box and junior anchors are not expanding and are not going into retail centers that are far from major highways. What his team has been seeing is smaller local and regional tenants looking for space, which is not what they originally envisioned at the start of the project.

Chris Arsenault asked the applicant to review any accessibility or sidewalk changes. John Kuchich stated that there weren't any significant changes; there were just some slight shifts of walkways to better line up with ramps and doors.

Bill Cranshaw noted that there will now be entrances on the side of the buildings. Chris Arsenault asked if the new design with the side entrances meets ADA compliance with regard to parking. John Kucich said that he believes it would be compliant as is shown in the proposed modifications but will confirm.

Chris Arsenault asked for public comment. Bob Brown spoke as a resident. He noted that in previous discussions about the property, there was concern expressed by residents of Field Street about the use of the truck route on the north side of the property and the need to limit the access to cars. He pointed out that the only cars that seem to be using that route today are visitors to the 110 Grill. Whoever uses that route can avoid the traffic light. He is concerned that the revised proposal might be inviting more cars to use the truck access road. He wondered whether all traffic should be routed to the traffic light (at Digital Way), with the access road only being used by trucks. Jim Coleman noted that the large majority of trucks entering the property today come down Digital Way and around the traffic circle.

*Chris Arsenault made a motion to continue the Public Hearing to February 22, 2022, which was seconded by Jim Coleman.*

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

## **General Planning Board Discussion**

Chris Arsenault noted that there will be a public meeting tomorrow, February 9, 2022, at 6 pm to get public feedback on the potential ZBL changes to the Home Occupation verbiage.

Chris Arsenault asked for an update on the Powder Mill Corridor Initiative and a grant that Bill Nemser applied for. Bill Nemser stated that MAPC will present their findings from the first grant at the Planning Board Meeting on February 22. Bill Nemser and Bob Brown drafted a request for Phase 2, which has three specific objectives: 1) development of an overlay zoning district; 2) developing templates for riverfront activation where it is appropriate; 3) come up with a non-motorized vehicular template to incorporate Complete Streets goals. Bob Brown asked if the overlay district would be developed in house or if there would be outside assistance. Bill Nemser stated he would like to have MAPC facilitation. Chris Arsenault asked if there would be funding required to get MAPC's assistance. Bill Nemser stated that is yet to be determined. Bob Brown stated that he is currently going through the work of determining what grants the Town could potentially access in the future and what the timing of those grants is.

Chris Arsenault asked what the Planning Board can be doing before professional services are engaged for the initiative. Bill Nemser reminded the Board that there were discussions earlier in the summer about goals and objectives the Planning Board would like to see as outcomes of the initiative, for example a senior component. Bill Nemser recommended waiting until after the MAPC presentation to have further discussions about that. The Board agreed to have a structured conversation at the beginning of March.

Chris Arsenault noted that the Board had two other goals for FY22: review the DOD for potential changes and review the Housing Production Plan, including ADUs. The Board discussed appropriate timing for discussion of those topics and agreed to discuss the Powder Mill Corridor Initiative at the first

meeting in March, the DOD review at the second meeting in March and the Housing Production Plan/ADUs in April. Chris Arsenault suggested gathering EDC and other pertinent town groups' feedback as part of the DOD review discussion.

For the public meeting tomorrow night, Bill Cranshaw asked if there will be a method for the Board members, both PB and ZBA, to summarize their takeaways. The Board agreed to provide that feedback to Bill Nemser after the meeting.

### **Planning Update**

Bill Nemser stated the Town received a grant last week for \$100,000 to upgrade the River Street municipal lot's lighting, improvements for pedestrians, new signage, and new topping on the asphalt.

*Jim Coleman made a motion to close the meeting, which was seconded by Chris Arsenault.*

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

**Adjourned** at 8:38 p.m.