



Town of Maynard

January 13, 2026 Planning Board Meeting

Maynard Town Hall, Soup Campbell Room, 7PM

195 Main Street, Maynard, MA 01754

Chair: Chris Arsenault

To access and participate virtually in the meeting:

Option 1 (Zoom Video): Participate using a computer, click or go to this link:

<https://us02web.zoom.us/j/87931522781?pwd=YkwvWFp2M21vUWcrTnA4WUUxeFZ5UT09>

Meeting ID: 879 3152 2781 | Password: 664803

Option 2 (Audio only): Participate telephone: 1 646 558 8656 or 1 312 626 6799

Meeting ID: 879 3152 2781 | Password: 664803

[Maynard, MA | Official Website \(townofmaynard-ma.gov\)](http://Maynard.MA.Official Website (townofmaynard-ma.gov))

1. Minutes

2. Public Hearing - 151 Main Street (Continued From December 9, 2025)

Application filed by Matthew Hall, 76 Brook Trail Road Concord, MA 01742. The subject property, 151 Main Street, Maynard, MA 01754, is in the Business zoning district (B), within the Downtown Overlay District (DOD). Per Section 10.5.1.2 & Section 10.5.1.4 of the Town Zoning By-laws (ZBL) the applicant is requesting Site Plan approval for construction of a mixed-use project at 151 Main Street consisting of 2,705 square feet of retail and office space on the first floor, and three (3) apartment units on the 2nd and 3rd stories above. The project is subject to Section 10.6 of the ZBL (Design Review) and the Design Review standards of the Planning Board's Rules and Regulations. Per Section 9.4.8.3 of the ZBL, the applicant is also requesting a Special Permit to reduce minimum parking requirements for the project.

Documents:

[151 MAIN STREET PEER REVIEW ENG 2 \(FINAL\).PDF](#)
[THE GATELY MAYNARD - APPLICANTS PRESENTATION 12.09.25.PDF](#)
[7820 SITE PLAN2_FF \(12.04.25\).PDF](#)
[L.1-PLANTING PLAN AND DETAILS_20251208.PDF](#)
[L.2-PLANTING ILLUSTRATIVE_20251208.PDF](#)
[RIDE BIKE RACK.PDF](#)
[151_L.1 PAVING PATTERN.PDF](#)
[P2 BEA_VIPERSPEC.PDF](#)
[PB2516 - COMMENTS DESIGN 1.PDF](#)

PB2516 - COMMENTS DPW 1.PDF
PB2516 - COMMENTS TREET COMM 1.PDF
WD1473_CS.PDF
151 MAIN ST-MAINTENANCE PLAN-LETTERHEAD_20251201.PDF
151 MAIN STREET - ARCH MATERIALS.PDF
151 NARRATIVE (FOR DESIGN).PDF
DLQ340_CS.PDF
MAYNARD MIXED USE - BEFORE AND AFTER NIGHT VIEW.PDF
SIENA EDGE CATALOG 2024.PDF
PB2516 - 151 MAIN STREET - APPLICATION (CLERK STAMPED) -
10.21.25.PDF
HALL LICENSE VS 5 W SECTIONS.PDF
DOYLE (12.11.25) WITH TOWN RESPONSE.PDF

Planning Board meetings will be conducted with decorum. This means that the members of the Planning Board, staff, applicants, and the public are required to communicate and act respectfully. Members of the public are encouraged to participate in the meeting, and to ensure the meeting proceeds in an orderly manner, please follow these procedures to provide public comment:

- Raise your hand once the Chair allows public comment for the meeting or hearing, and wait to be recognized. For virtual participants, either use the “raise hand feature” through the Zoom option or turn on your video and raise your hand.
- When you are recognized to speak, please state your name and address.
- Comments/questions shall be directed to the Planning Board through the Chair.
- In the interest of time, please limit your engagement to two (2) minutes.
- Please limit your comments to the topic at hand and within the purview of the Planning Board or the Maynard Protective Zoning By-Laws.

Please note that the Planning Board will take public comments during each public hearing. The Chair will determine if public comments will be allowed on other agenda items.

Please note: the option for remote attendance and/or participation is being provided as a courtesy to the public. The meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast to individual attendees, unless otherwise required by law. This meeting is being recorded and any audio or visual engagement by attendees may be captured by the recording.



Open Comments
Defer to Board
Conditions of Approval

PROJECT NAME 151 Main Street
DATE 11/21/2025
UPDATED: 12/23/2025
PROJECT NO. 23060.0506

Peer Review Comment Form

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
		SITE PLANS				
1	General		It is hard to tell the difference between proposed work and existing. It is recommended that existing is gray scale and proposed work is black.	Sheet 2 of the plan set shows just the existing conditions, and the existing pavement and building have been gray scaled on sheets 3, 4, & 5.	JT	12/23/2025
2	General	PB Rules & Regs A.6	The civil plans shall be stamped by a licensed professional. Please revise.	The revised plans will be stamped.	VR	12/9/2025
3	Existing Conditions/Site Development Plan		There are several circles labeled "MW" please indicate on legend what these are. Are these monitoring wells? If so are these being maintained or are they being paved/built over? Please clarify.	These are monitoring wells. They will be abandoned for the proposed project.	JT	12/23/2025
4	Site Development Plan		Granite curb is shown as flush and adjacent to pervious pavers. Where are the pavers proposed? It is recommended that the granite curb in the parking lot has a 6" reveal. Please confirm the materials being used asphalt, concrete, pavers, etc throughout the site. These should be hatched and added to the legend. Please revise.	The Cement Sidewalk Detail has been revised to show the granite curb with a 6" reveal. All curbing is now proposed as granite. The parking area shall be hot mix asphalt, the public sidewalk cement concrete, and the private path and patio pavers. The Layout sheet of the plan set has these surfaces indicated by different hatching as shown in the legend.	VR	12/9/2025
5	Site Development Plan		A cape cod berm and granite curb is proposed in the parking lot. A granite curb is recommended to hold up better against snow plows. Please consider revising.	All curbing is now proposed as granite.	VR	12/9/2025
6	Site Development Plan		It is recommended that the curb line on the eastern portion of the site moves the curb cut to the property line since the old curb cut for the garage door is no longer needed. Please consider revising.	The existing curb cut on the eastern portion of the site is now proposed to be moved to match the eastern edge of the frontage since there will be no garage there after this project is completed.	VR	12/9/2025
7	Site Development Plan		Is the existing wall being removed and replaced with a new wall or are the walls going to be next to each other? Any items to be removed should be called out on the plans. Proposed walls should be detailed on the plans with the existing walls if they are to remain. Please revise.	The rail trail retaining wall is to remain as is, and the other wall replaced with a unilock retaining wall. The labels for the walls have been updated.	JT	12/23/2025
8	Layout Plan		Please clarify if all of the sidewalk south of the site will have vertical granite curb. There are several existing curb radii but only one is noted as being removed. The linework seems to indicate that there will be vertical granite curb. Is the sidewalk and curb along main street being replaced? Proposed grades shall be provided to confirm ADA compliance if the sidewalk will be removed. Saw cut lines shall be added to replace or reset the curb. Please revise.	All sidewalk along the frontage of the property will have vertical granite curb. All existing curb radii except the two for the proposed parking entrance shall be removed or relocated as shown on the plan. Per DPW, the entire sidewalk along the frontage is to be replaced. Sawcut lines added. Proposed spot grades have been added.	JT	12/23/2025
9	Layout Plan		Please confirm why the driveway entrance is angled promoting a left turn entry over a right turn entry. Please provide turning movements to confirm cars can turn right into the parking lot.	Driveway entrance is proposed to maintain existing curb cut and avoid existing fire hydrant and utility pole. Turning simulations are now provided in a detail.	VR	12/9/2025
10	Layout Plan	Zoning bylaws 6.1.10	Per 6.1.10, no parking space or other paved surface other than access driveway shall be located within 20 feet of the front lot line or within 10 feet of any other lot line. The project does not meet these thresholds. Will a waiver be requested for this regulation?	A waiver is requested for the on-site parking.		
10A	Layout Plan	Zoning bylaws 6.1.10	We defer to the Board for approval.			
11	Layout Plan	9.4.6 Special Permit Criteria	The proposed development should provide significant improvements to the parking in the downtown area. There is currently only parking for the residents and not for the people visiting or for employees. The parking on the street is two hour metered parking which does not support employees. Please explain where employees will park. Will this be met by a separate lot per 9.4.8.1?	A waiver is requested for the on-site parking. Employees will park in public lots.		
11A	Layout Plan	9.4.6 Special Permit Criteria	We defer to the Board for approval.			
12	Layout Plan	PB Rules & Regs H.10	Snow storage is not identified on the plans. Please confirm how snow will be handled?	Snow will be stored in the newly introduced green spaces around the parking area. Any excess snow will be removed from the site.	JT	12/23/2025
13	Layout Plan	ADA	Per ADA parking requirements for parking lots with 1 to 25 parking spaces a minimum number of 1 accessible parking space is required. In the Planning Board Hearing, it was mentioned that ADA parking was not required by the applicant. Please provide back up documentation describing the exemption. Will any units provide ADA mobility features?	Per Section 6.1.12 of Maynard's Zoning Bylaw, a handicapped parking space is only required once the total number of spaces reaches 6. Per 521 CMR 23.2.1 of the Architectural Access Board, an accessible space is only required when the total parking in the lot reaches 15 spaces. The proposed parking area only has 5 spaces.	VR	12/9/2025
14	Utility Plan	PB Rules & Regs C.9	Has a system capacity analysis been performed and submitted to the DPW?	The DPW has confirmed adequate capacity for this project in terms of water demand.		
14A	Utility Plan	PB Rules & Regs C.9	We defer to the DPW for approval.			
15	Utility Plan	PB Rules & Regs H.3	Has the project been reviewed by the Fire Department to confirm how fire alarm and terminal boxes shall be installed and for fire access to the site?	The fire alarm and terminal box layout has not yet been finalized but will be coordinated with the Maynard Fire Department.		



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UPDATED: 12/23/2025
PROJECT NO. 23060.0506

Peer Review Comment Form

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15A	Utility Plan	PB Rules & Regs H.3	We recommend this be made a condition of approval.			
16	Utility Plan		The WATER MAIN CONNECTION DETAIL shows both an 8" and a 12" existing water main, please clarify. This also only seems to be a detail for the fire protection line, please revise or provide additional detail to also show the 2" domestic service. Also, the plan indicates a cut in tee but the detail indicates a tapping sleeve and valve. Please confirm with the DPW on the preferred connection.	The detail has been corrected to note the water main as 12". The detail has also been added to say "or 2" domestic".		
16A	Utility Plan		We defer to the DPW for approval.			
17	Utility Plan		Have test pits been performed to confirm soils are suitable for infiltration and the seasonal high groundwater is at least 2' below the bottom of the leaching basin? The soil onsite is potentially contaminated. Have soil sampling been performed to confirm the contamination of the soil is ok for infiltration BMPs? This should be sampled and confirmed by an Licensed Site Professional (LSP).	No, site is covered by Building and paving. Construction of the rail trail at the west corner did not encounter contaminants.	JT	12/23/2025
17A	Utility Plan		Based on the Planning Board Hearing, the Engineer is responsible for confirming the leaching basin has adequate separation to groundwater so, the BMP will function properly.		JT	12/23/2025
18	Utility Plan		WATER & SEWER CROSSING DETAIL the detail does not match what is shown in the plan. In the detail, the water main has the sleeve, but in the plans the sewer has a sleeve. Typically the sewer is encased at the crossings. Please clarify.	The detail has been corrected with the water and sewer pipe labels swapped to accurately reflect how the sewer line is proposed to be encased at the water crossing.	VR	12/9/2025
19	Utility Plan		How will the sewer manhole and pipe be abandoned? Will it filled and plugged at the active manhole?	The DPW has requested that the sewer manhole be removed. The pipe can be abandoned in place or removed from site if encountered during construction.	JT	12/23/2025
20	Utility Plan		It is not recommended to have an infiltration BMP such as the leaching basin within 10 feet of a building even if it is on a slab foundation. Please consider revising.	The leaching catch basin behind the proposed building has been removed.	VR	12/9/2025
21	Utility Plan		A detail for the crushed stone in the rear of the building should be provided. It is unclear from the grading, is this area able to drain out to the east behind the building?	Added a dispersion trench detail for the rear of building, surface flow graded to drain out	VR	12/10/2025
22	Stormwater Pollution Prevention Plan		Please indicate on the plans where each erosion control measure is being proposed.	Sheet 6 of the plan set shows a construction fence around the whole area of work, except for where a siltation barrier is proposed along the eastern edge of the project. Most of the site is downgradient of the neighboring areas except for this eastern portion. Additionally, silt sacks are proposed within the on-site proposed catch basins as well as in the existing catch basin between #145 and #147 Main Street (label with arrow on plan).	JT	12/23/2025
23	Stormwater Pollution Prevention Plan		Straw waddles or compost filter tubes are recommended to be used in conjunction with the siltation fence. Please consider revising.	A compost filled tube (filtermitt) detail is now provided on Sheet 6.	VR	12/10/2025
24	Landscape Plan	PB Landscape Regs 4.4	Please provide a landscape maintenance plan.	Provided by Landscape Architect	JR	12/8/2025
25	Landscape Plan	PB Landscape Regs 4.4.2	Provide Irrigation Design and product cut sheets if irrigation is proposed.	None Proposed	JR	12/8/2025
26	Landscape Plan	PB Landscape Regs 5.6.2	The required planted buffer between parking lot and 149 Main Street consists of ornamental grasses, a tree, and a large shrub. Maintained ornamental grasses are cut back annually and will not provide screening for some of the year. The design will not meet the buffer requirement of six foot height at installation or the ten foot width. Please revise.	We had proposed a 6' fence but it was not clearly labeled.	JR	12/8/2025
27	Landscape Plan	PB Landscape Regs 5.6.3	A fence is required in locations where a vegetative buffer is not practical. Please revise.	See revised plans	JT	12/23/2025
28	Landscape Plan	PB Landscape Regs 5.6.4	Trash receptacles are shown. There is a requirement for screening. Please provide details of trash enclosures or whatever screening is possible.	We have changed from trash lockers to conventional totes with screening.		
28A	Landscape Plan	PB Landscape Regs 5.6.4	We defer to the Board for approval.			
29	Photometric Plan	PB Landscape Regs 5.9.2	Details for the lighting proposed was not provided. Please confirm the fixtures are dark sky compliant and the heights meet the Maynard PB Landscape Regs. Please confirm the light fixtures have zero uplight or are fully shielded.	Lighting cuts for fixtures used in photometric plan have been provided, see PB comments regarding light levels at entries.	JT	12/23/2025



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30	Photometric Plan	PB Landscape Regs 5.9.2	Please confirm the shut off controls such as sensors, timers, and motion detectors to turn off lights when not needed.	Exterior lighting will be on timers located in mechanical area on the ground floor	JT	12/23/2025
31	Photometric Plan	PB Landscape Regs 5.9.2	Light spill across the property lines should not exceed 0.1 foot candles adjacent to business properties. The current light spill on the adjacent property to the east exceeds 0.1 foot candles. Please revise.	Please see PB comments regarding light levels at entries and north side.		
31A	Photometric Plan	PB Landscape Regs 5.9.2	We defer to the Board for approval.			
32	Photometric Plan	PB Landscape Regs 5.9.2	It is recommended that at building entrances and sidewalks foot candles do not exceed 5 fc. Please revise.	Please see PB comments regarding light levels at entries and north side.		
32A	Photometric Plan	PB Landscape Regs 5.9.2	We defer to the Board for approval.			
33		Stormwater Management Regulations 7.A	The required stormwater treatment volume was not provided. Therefore, it is assumed that the project disturbs less than 10,000 sf. Please confirm the square feet of disturbed area is less than 10,000 sf or provide the required and provided stormwater treatment.	The project disturbs less than 10,000 square feet (the entire lot is only 7,521 square feet).	VR	12/10/2025

THE GATELY



151 MAIN STREET, MAYNARD, MA

A MIXED-USE BUILDING IN THE DOWNTOWN OVERLAY DISTRICT DEVELOPED BY MATTWORKS

CIVIL

151 MAIN STREET

SITE PLAN

MAYNARD, MASSACHUSETTS

OCTOBER 9, 2025

REVISED: DECEMBER 4, 2025

<u>LAND USE DATA</u>				
SECTION	ZONING BYLAW REQUIREMENTS DOWNTOWN MIXED-USE OVERLAY DISTRICT (DOD)			
	REQUIRED		EXISTING	PROPOSED
9.4.4	MIN LOT AREA	6,000 (4 UNITS)	7,521 SF	7,521 SF
9.4.4	MIN LOT FRONTAGE	20	275.7 FT	275.7 FT
9.4.4	MIN LOT WIDTH	0	N/A TRIANGULAR LOT	N/A TRIANGULAR LOT
9.4.4	MAX YARD REQUIREMENTS			
	FRONT	10	1.0± FT	0.1± FT
	MIN SIDE & REAR YARD	0	-1.5± FT*	0.6± FT
9.4.4	MAXIMUM COVERAGE			
	BY BUILDING	90% (6,769 S.F.)	22.5% (1,694 S.F.)	36.0% (2,708 S.F.)
9.4.4	MAXIMUM BUILDING HEIGHT (FT)	45	<45 FT	<45 FT
9.4.8	PARKING STANDARDS WITHIN THE DOD			
9.4.8.1	PARKING LOCATION	OFFSITE PARKING ALLOWED BY SPECIAL PERMIT	N/A	0
9.4.9	DWELLING UNIT	1.5 SPACES/UNIT (3 UNITS=5 SPACES)	N/A	5
	RETAIL/OFFICE SPACE	1 SPACE 500 S.F. G.F.A. (OFFICE/RETAIL) (2,383 SF=5 SPACES)	21	0
* EXISTING BUILDING IS 1.5' BEYOND THE REAR LOT LINE				

* EXISTING BUILDING IS 1.5' BEYOND THE REAR LOT LINE

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 SITE DEVELOPMENT
- SHEET 4 LAYOUT PLAN
- SHEET 5 UTILITY PLAN
- SHEET 6 STORMWATER POLLUTION PREVENTION PLAN

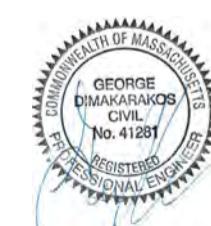
MAYNARD PLANNING BOARD

APPROVAL DATE:

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

DATE

TOWN CLERK



LOCUS PLAN

SCALE: 1"=200'

ENGINEER/SURVEYOR

STAMSKI AND MCNARY, INC.

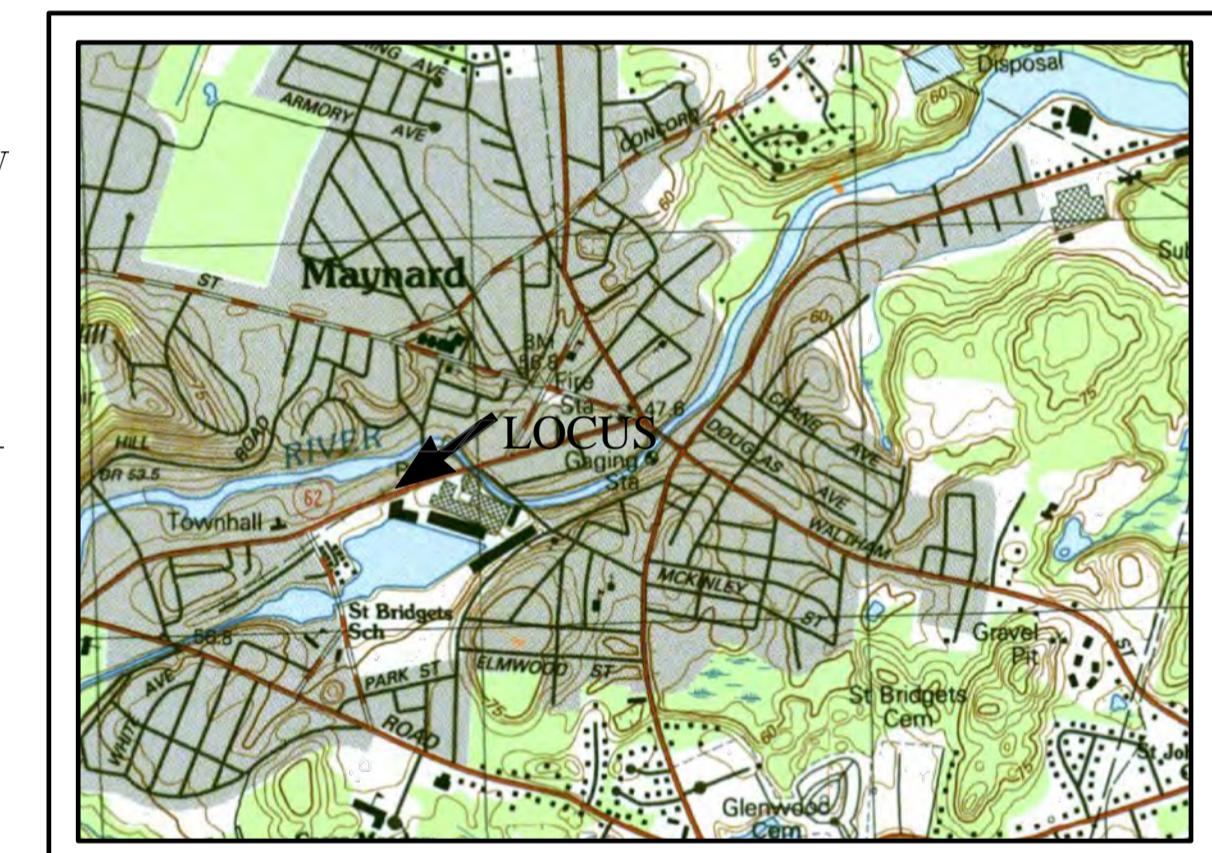
1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(617) 267-2555

LOCATION
151 MAIN STREET
MAP 14, PARCEL 13
OLD PID: 1253

APPLICANT
MATTHEW HALL
76 BROOK TRAIL ROAD
CONCORD, MA 01742

REFERENCE
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 53201 PAGE 542
PLAN No. 2231 QF 1951

RECORD OWNER
151 MAIN ST PARKING LLC
3 CLOCK TWR PL STE 250
MAYNARD, MA 01754



LOCUS PLAN

SCALE: 1"=1,000'

LEGEND:

<u>N/F</u> — OHW —	NOW OR FORMERLY OVERHEAD WIRES
	TREE
	TREE LINE
	UTILITY POLE
	GAS GATE
	GAS SERVICE (BURIED)
	WATER GATE
	WATER SERVICE (BURIED)
	DRAIN MANHOLE
	SUB-SURFACE DRAIN LINE
	EXISTING CONTOUR
	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT
	ASPHALT PARKING AREA
	CEMENT CONCRETE SIDEWALK

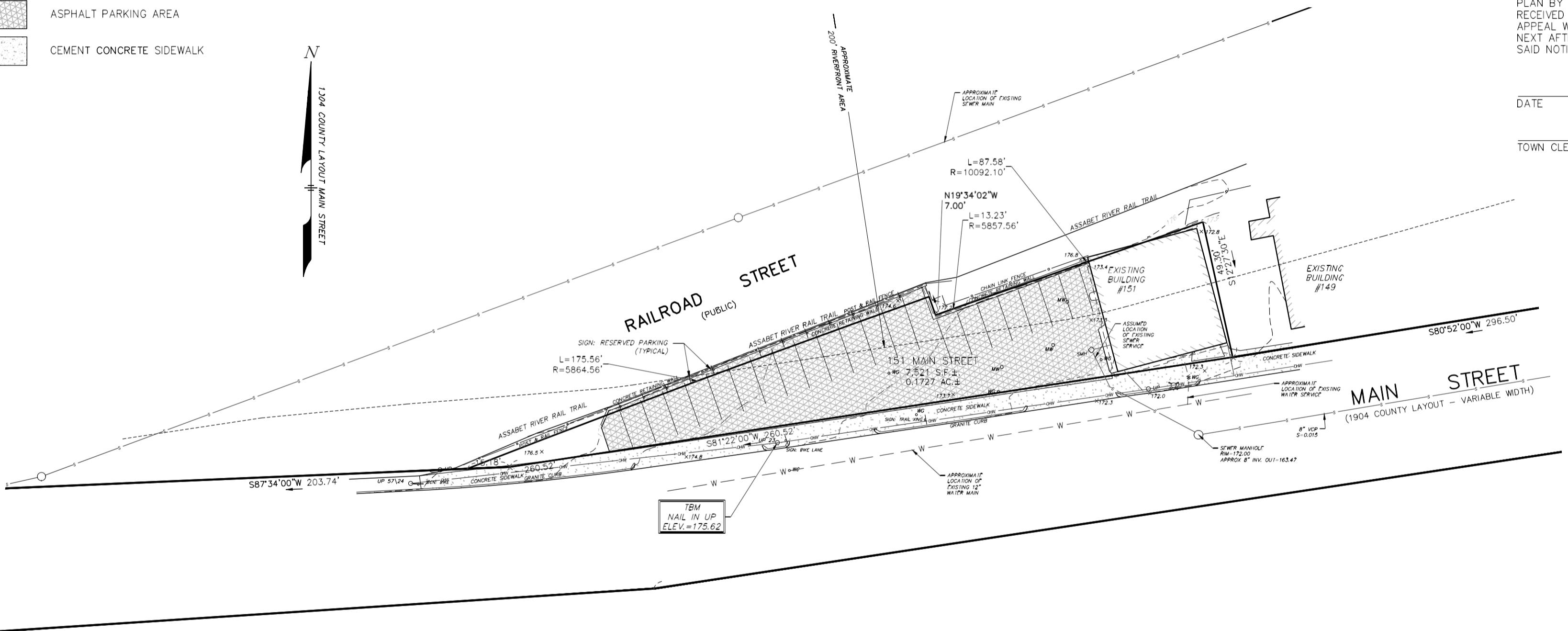
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TE

W/N CLERK



UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

DATUM

N.A.V.D OF 1988.

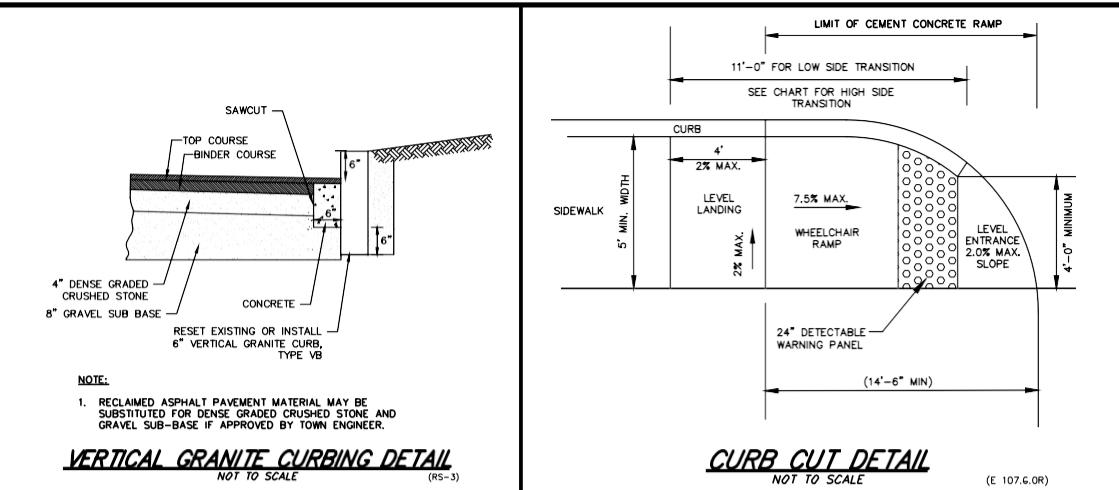
SITE PLAN
151 MAIN STREET
IN
MAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)

EXISTING CONDITIONS

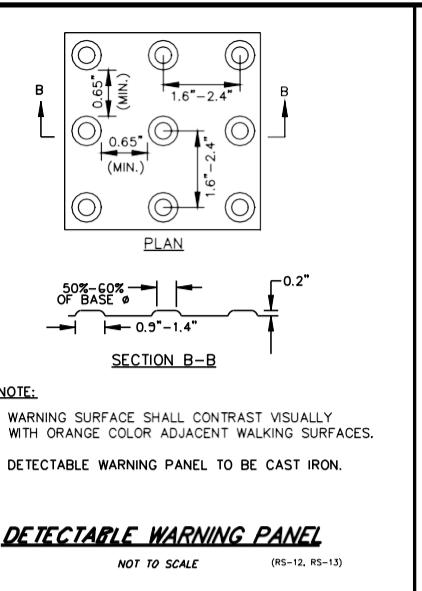
FOR: **MATTHEW HALL**
SCALE: 1" = 20' OCTOBER 9, 2025
REVISED: DEC 4, 2025

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING





ROADWAY PROFILE GRADE	HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" MAX



LEGEND:

N/F	NOW OR FORMERLY OVERHEAD WIRES
OW	TREE
UP	TREE LINE
GG	UTILITY POLE
G	GAS GATE
— G	GAS SERVICE (BURIED)
W	WATER GATE
— W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
— D	SUB-SURFACE DRAIN LINE
— - - - -	EXISTING CONTOUR
— - - - -	EXISTING CONTOUR
◊	LIGHTPOLE
△	WETLAND FLAG
JJXJ	SPOT ELEVATION
oooooo	STONE WALL
—	EDGE OF PAVEMENT

MAYNARD PLANNING BOARD

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

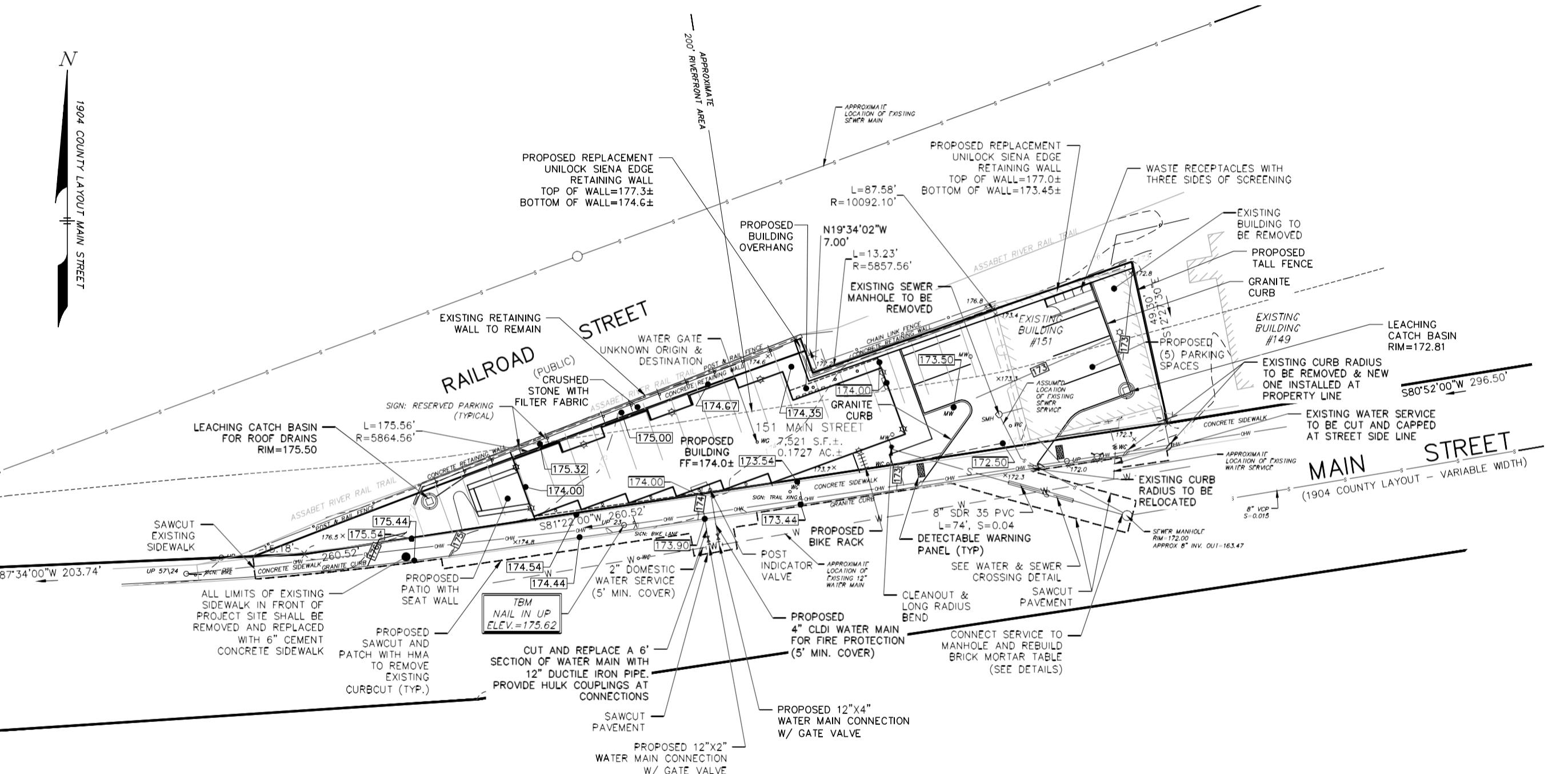
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TOWN CLERK _____

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FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY
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TELEPHONE No. 1-888-344-7233.



DATUM

N.A.V. OF 1988.

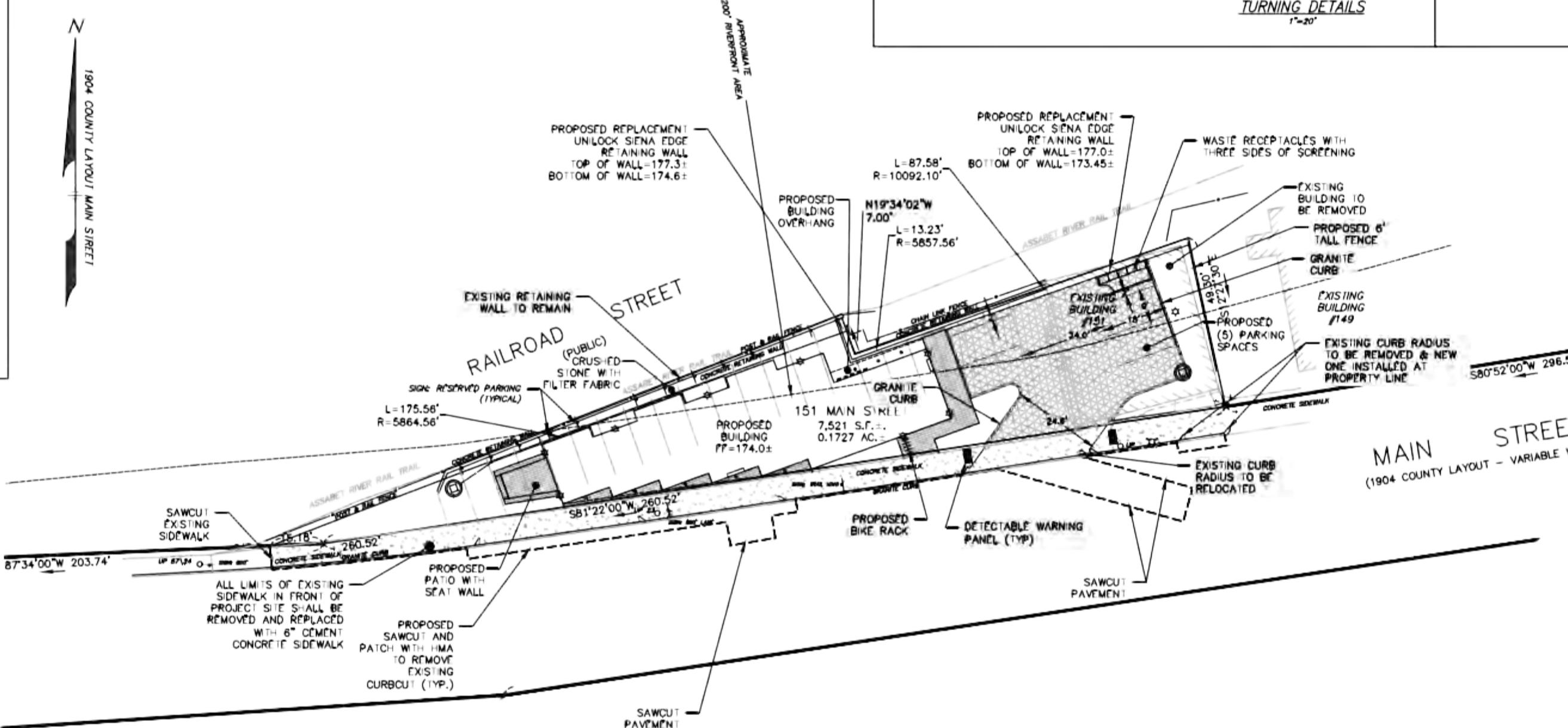
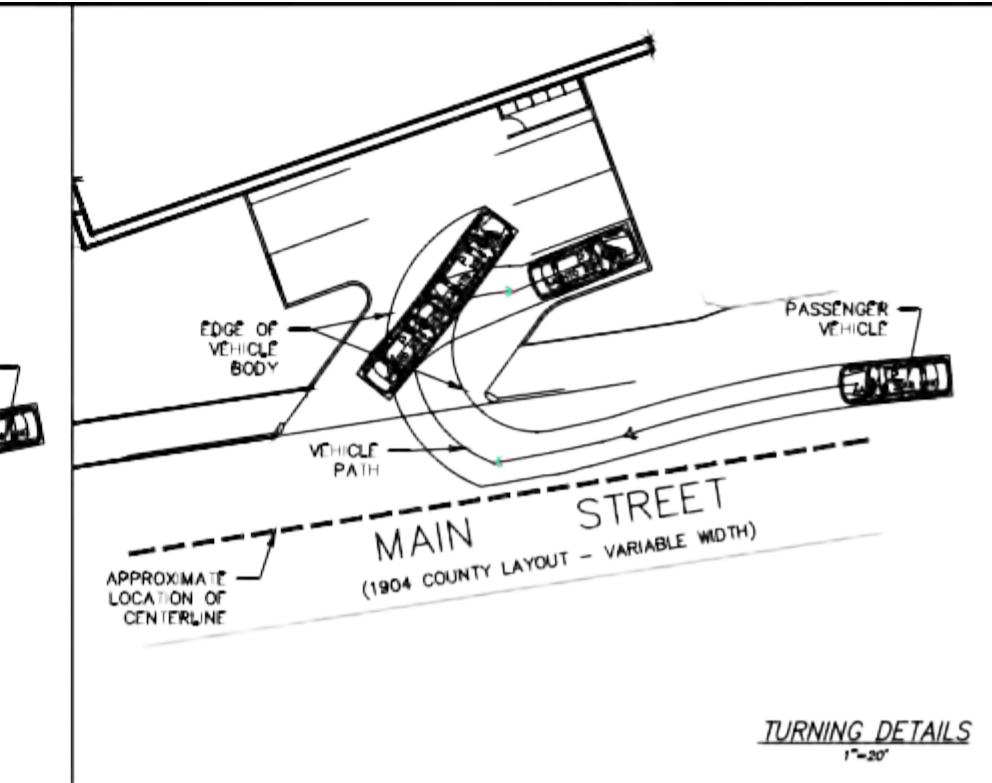
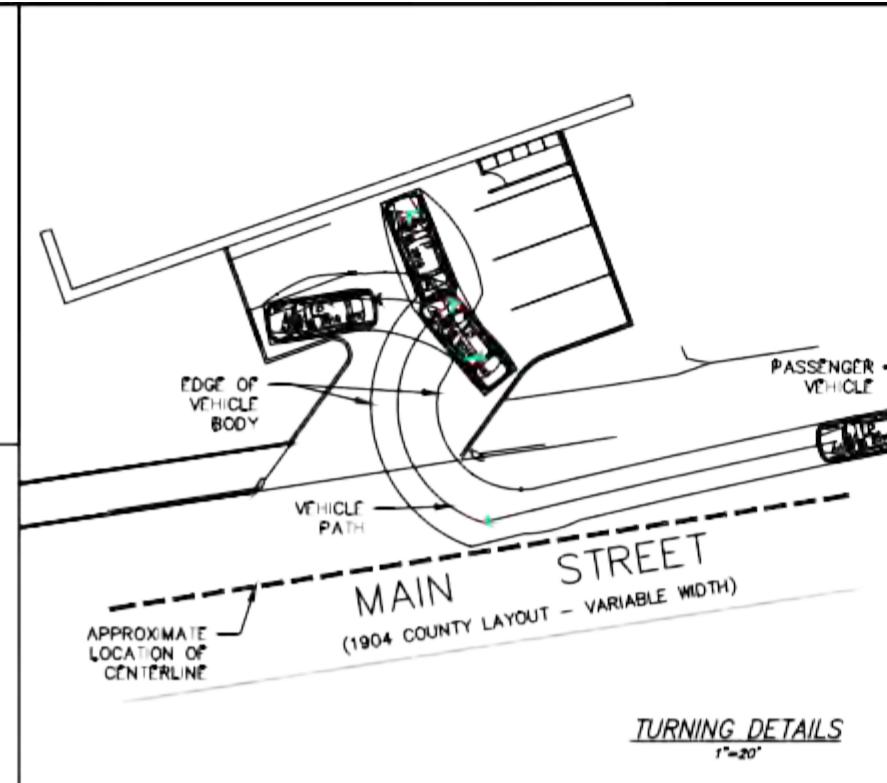
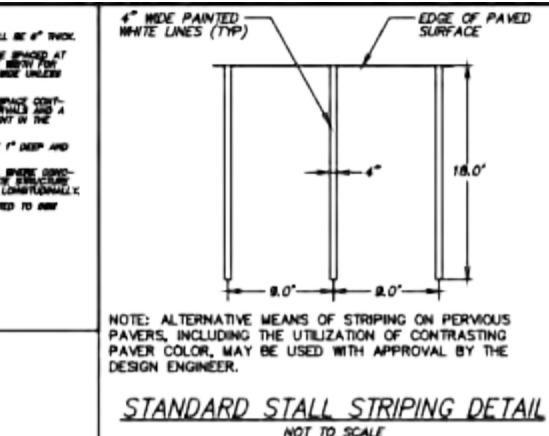
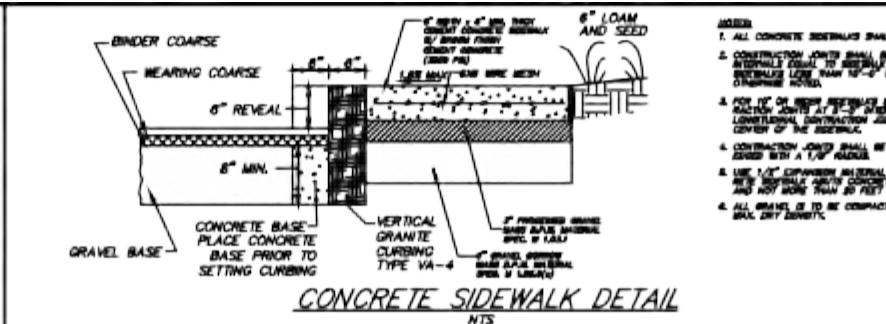
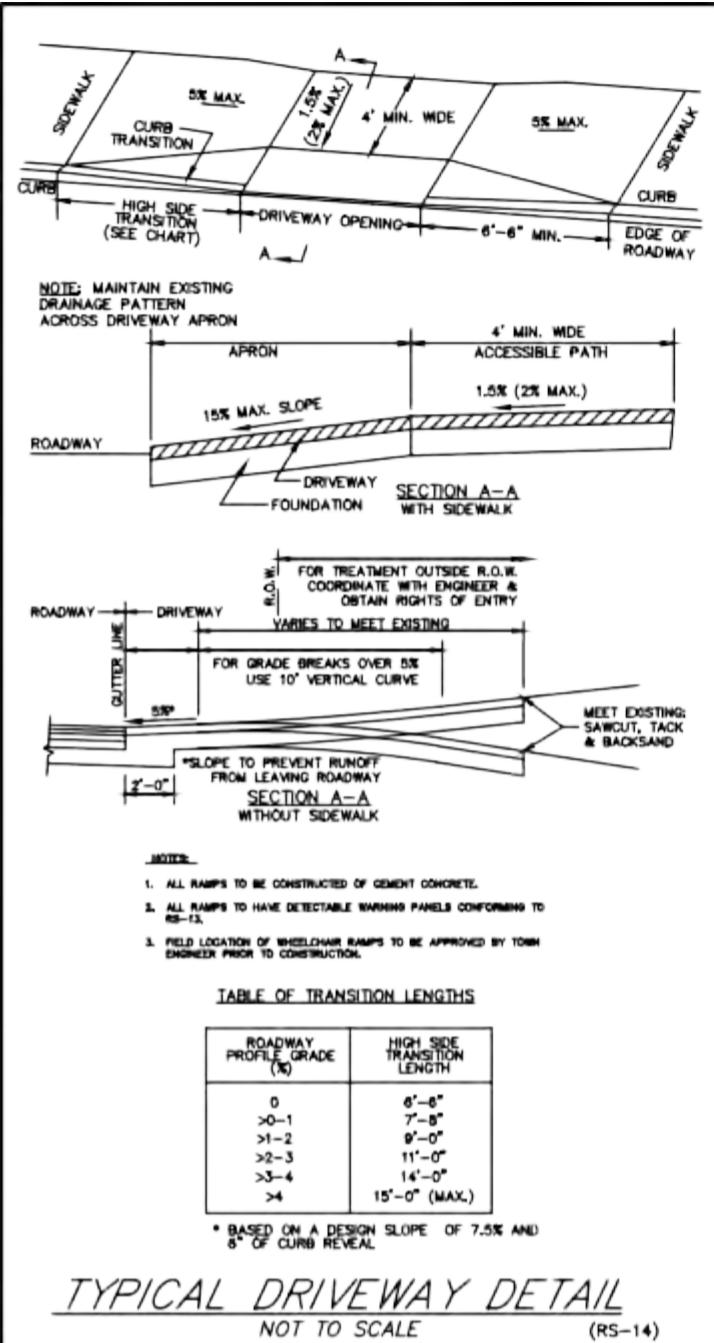
SITE PLAN
151 MAIN STREET
IN
MAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN
FOR: MATTHEW HALL
SCALE: 1"=20' OCTOBER 9, 2025
REVISED: DEC 4, 2025



STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT

(7820 SITE.dwg) SM-7820 Sheet 3 OF 6



LEGEND:

<u>N/F</u> ON/OF	NOW OR FORMERLY OVERHEAD WIRES
	TREE
	TREE LINE
	UP
	GAS GATE
	GAS SERVICE (BURIED)
	WATER GATE
	WATER SERVICE (BURIED)
	DRAIN MANHOLE
	SUB-SURFACE DRAIN LINE
	EXISTING CONTOUR
	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT
	ASPHALT PARKING AREA
	CEMENT CONCRETE SIDEWA
	PAVER WALKWAYS/PATIO
	CRUSHED STONE WITH FILTER FABRIC

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

DATUM

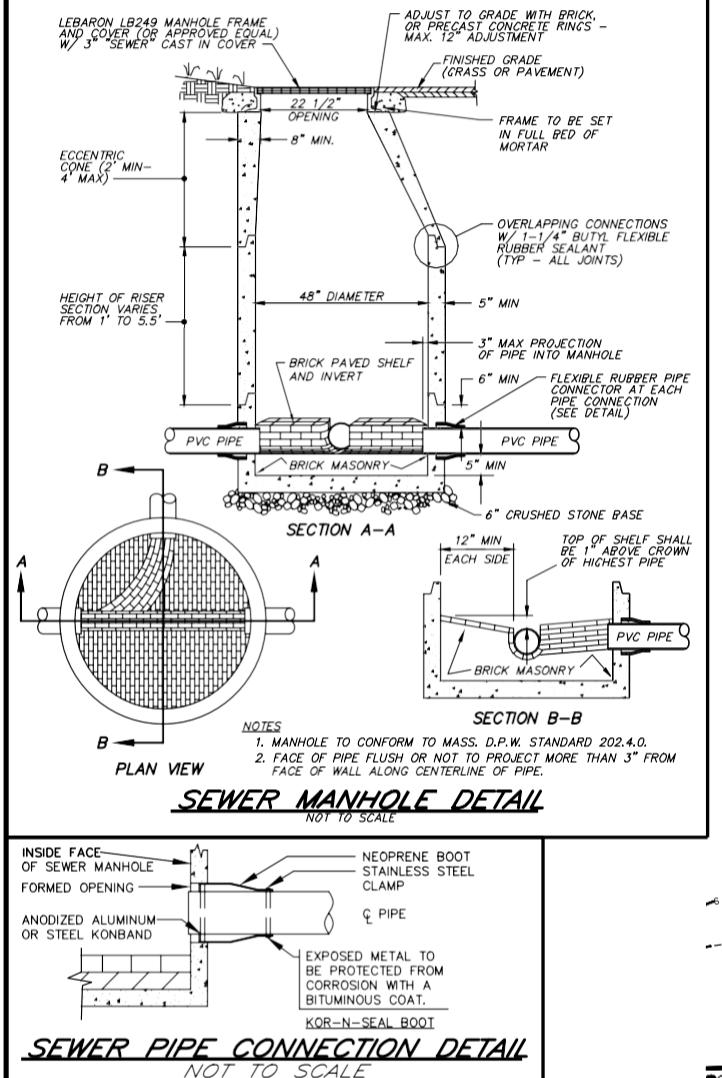
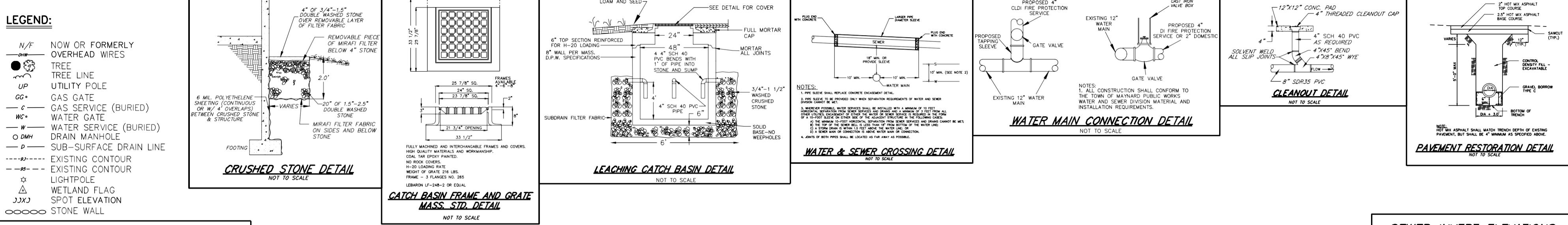
NAVD OF 1988

SITE PLAN
151 MAIN STREET
IN
MAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)

(MIDDLESEX COUNTY)
LAYOUT PLAN
FOR: MATTHEW HALL
SCALE: 1"=20' OCTOBER 9, 2025
REVISED: DEC 1, 2025

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT





MAYNARD PLANNING BOARD

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

DATE _____

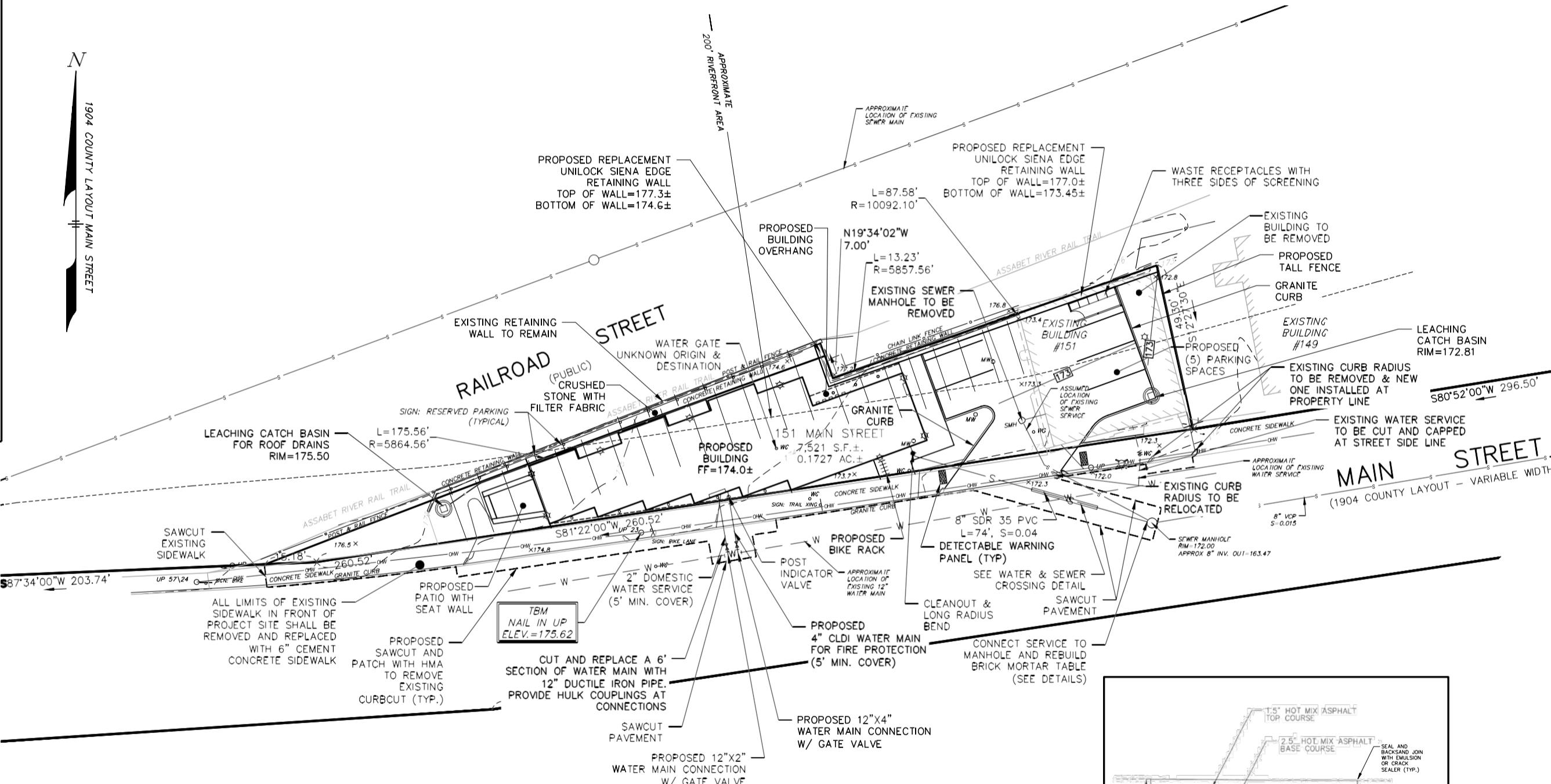
TOWN CLERK _____

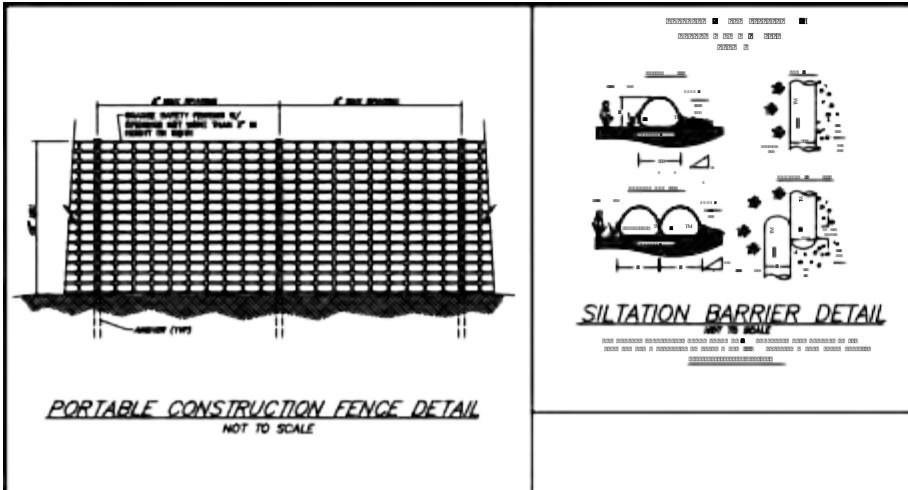
DATUM

N.A.D OF 1988.

GENERAL NOTES:

- ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE NO. 1-888-344-7233.
- THE MAYNARD DEPARTMENT OF PUBLIC WORKS MUST BE ON SITE THROUGHOUT CONSTRUCTION FOR INSPECTIONS. THE DEPARTMENT SHALL BE GIVEN A MINIMUM OF 1 WEEK NOTICE PRIOR TO THE COMMENCEMENT OF WORK.
- THE EXISTING SEWER SERVICE SHALL BE REMOVED.
- THE SEWER SERVICE SHALL BE CONNECTED DIRECTLY TO THE MANHOLE IN MAIN STREET. THE MORTAR TABLE MUST BE REBUILT IN ACCORDANCE WITH THE SEWER MANHOLE MORTAR TABLE DETAIL.
- THE PROPOSED BUILDING WILL CONSIST OF (2) OFFICE/RETAIL SUITES ON THE GROUND FLOOR TOTALING 2,383 SF, AND (3) 2-BEDROOM RESIDENTIAL UNITS ABOVE (6 TOTAL BEDROOMS).
- HYDRO AND VACUUM EXCAVATION REQUIRED ONCE EXCAVATION DEPTH EXCEEDS 8'.
- BACKFILL MATERIAL WITHIN 6" OF THE SERVICE CONNECTION SHALL BE 4" STONE WITH NO STONES LARGER THAN 1" DIAMETER.
- ADD 0.79' TO CONVERT FROM NAVD OF 1988 TO NGVD OF 1929.





PORTABLE CONSTRUCTION FENCE DETAIL
NOT TO SCALE

SILTATION BARRIER DETAIL

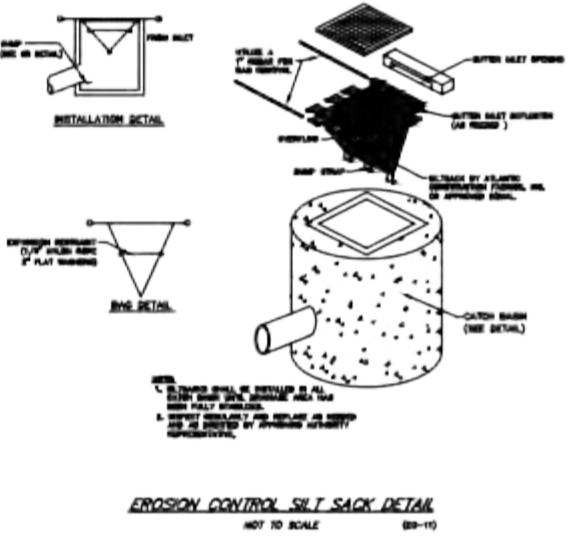
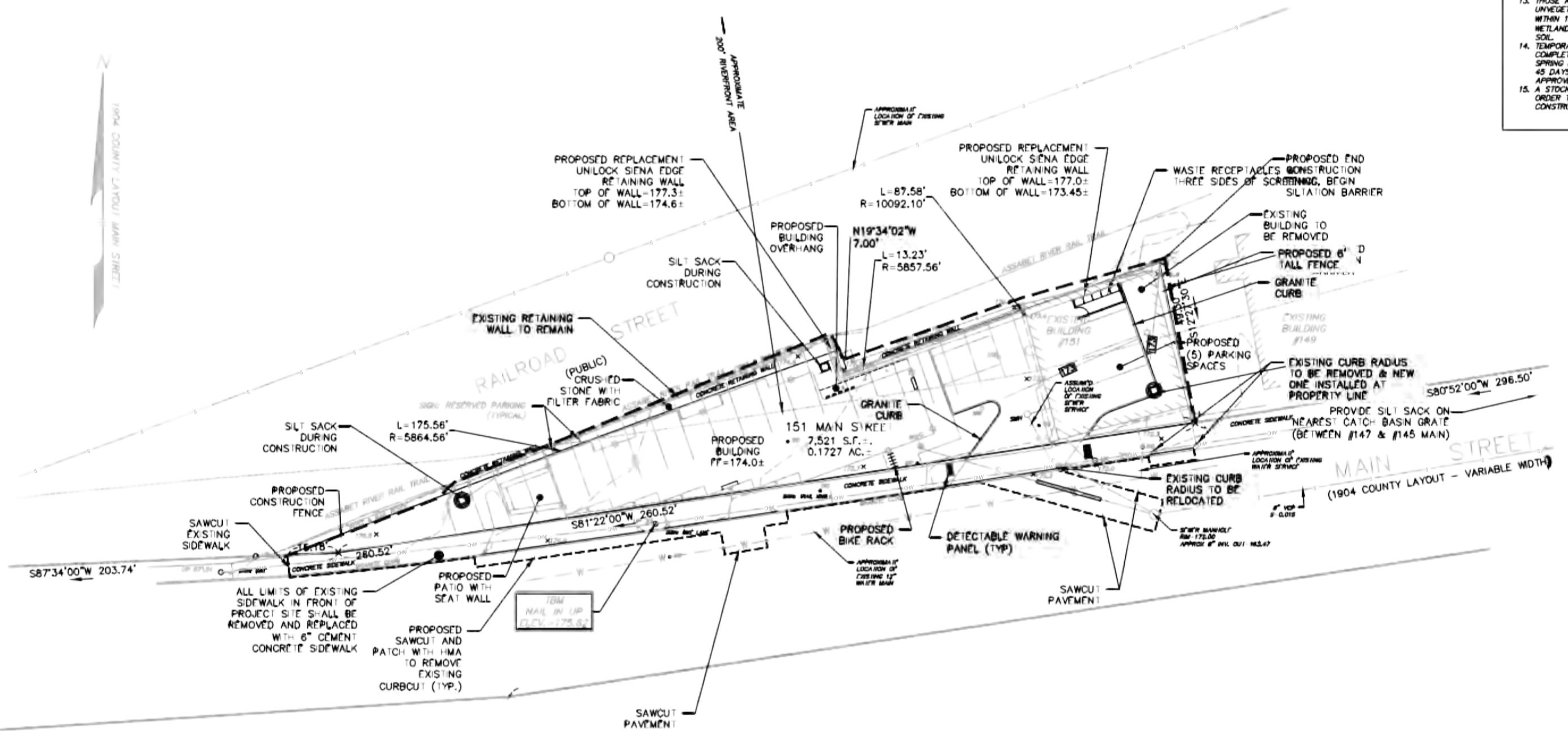
PORTABLE CONSTRUCTION FENCE DETAIL
NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES

1. THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE. SILTATION BARRIER AND SILT FENCE SHALL BE PLACED IN ALL AREAS AS SHOWN ON ALL THE PLANS AND IN ANY OTHER AREAS AS DETERMINED NECESSARY DURING CONSTRUCTION.
3. ALL SOIL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES. SOIL STOCKPILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED TARPANUL SHEETS.
4. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED DURING THE EARLIEST STAGES OF THE PROJECT IN ORDER TO COLLECT RUNOFF AND SEDIMENT.
5. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" OF LOAM AND SEEDDED DURING THE GROWING SEASON (APRIL 1 TO NOVEMBER 1) OR COVERED WITH HAYMULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1). IN AREAS SUBJECT TO THE METLINS PROTECTION ACT, THE HAYMULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND BE SEEDDED TO PREVENT EROSION.
6. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED AND GRADED SLOPES ARE STABLE.

INSPECTION/MAINTAINENCE:

7. THE SITE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT WHICH ERODES FROM THE SITE INTO MAIN STREET OR ABUTTING PROPERTY IMMEDIATELY UPON DISCOVERY.
8. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION.
9. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE PER MONTH.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL SPRAY DOWN THE SITE WITH A WATER TRUCK AS NEEDED FOR DUST CONTROL.
11. DURING CONSTRUCTION THE CONTRACTOR SHALL INSPECT MAIN STREET AND SWEEP AS NECESSARY.
12. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AND DEVICES THROUGHOUT CONSTRUCTION. ANY EROSION CONTROL DEVICES FOUND TO NO LONGER TO BE SERVICEABLE SHALL BE REMOVED AND REPLACED. ALL ACCUMULATED SEDIMENTS MUST BE REMOVED WHEN DEPOSITS REACH NO MORE THAN ONE HALF THE HEIGHT OF THE SILTATION BARRIER.
13. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING (7 DAYS IF WITH 100 FEET OF A STREAM, POND OR WETLAND) AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
14. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT THE SITE FROM SPRING RUNOFF PROBLEMS. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TEMPORARY MULCH OR OTHER METHODS APPROVED BY THE ENGINEER SHALL BE EMPLOYED TO PROTECT THE SITE.
15. A STOCKPILE OF STRAWBALE AND ADDITIONAL SILTATION FENCE SHALL BE KEPT ONSITE IN ORDER TO BE ABLE TO IMMEDIATELY RESPOND TO ISSUES WHICH MIGHT DEVELOP DURING CONSTRUCTION.



MAYNARD PLANNING BOARD

APPROVAL DATE:

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

DATE

TOWN CLERK

CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE

1. STAKE THE LIMIT OF WORK AND INSTALL THE CONSTRUCTION FENCE PRIOR TO THE START OF CONSTRUCTION.
2. RAZE THE EXISTING BUILDING AND SAWCUT AND REMOVE THE EXISTING PAVEMENT. INSTALL THE SILTATION FENCE, STRIP VEGETATIVE COVER WITHIN THE WORK AREA. REMOVE ALL STUMPS AND ROOT SYSTEMS, IF PRESENT.
3. EXCAVATE AND INSTALL THE BUILDING FOUNDATION. INSTALL THE ROOF DRAIN DRYWELL AND OTHER UNDERGROUND UTILITIES. CONSTRUCTION VEHICLES SHOULD NOT BE LEFT PARKED WITHIN THE FOOTPRINT OF THE ROOF DRAIN DRYWELL FOR PROLONGED PERIODS TO AVOID COMPACTION OF THE UNDERLYING SOIL. STABILIZE ALL SURFACES AS SOON AS POSSIBLE AFTER GRADING.
4. ONCE UNDERGROUND UTILITIES AND THE FOUNDATION HAS BEEN INSTALLED AND EXPOSED SURFACES HAVE BEEN STABILIZED, CONSTRUCTION OF THE PROPOSED BUILDING CAN PROCEED. INSTALL PAVED DRIVEWAY TO PROTECT THE INFILTRATION BED. DO NOT DISCHARGE CONSTRUCTION PERIOD STORMWATER RUNOFF TO STORMWATER MANAGEMENT AREA UNTIL CONSTRUCTION IS COMPLETED.
5. INSTALL PLANTINGS AS APPROPRIATE ONCE SURFACES HAVE BEEN BROUGHT TO FINAL GRADE.

SITE PLAN
151 MAIN STREET
IN
MARD, MASSACHUSETTS
(MIDDLESEX COUNTY)

WATER POLLUTION PREVENTION PLAN
MATTHEW HALL
OCTOBER 9, 2025
1"=20'
REVISED: DEC 4, 2025



STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

10 20 40 60 80 FT

1 SITE.dwg) SM-7820 Sheet 6 OF

(7820 SITE.dwg) SM-7820 Sheet 6 OF

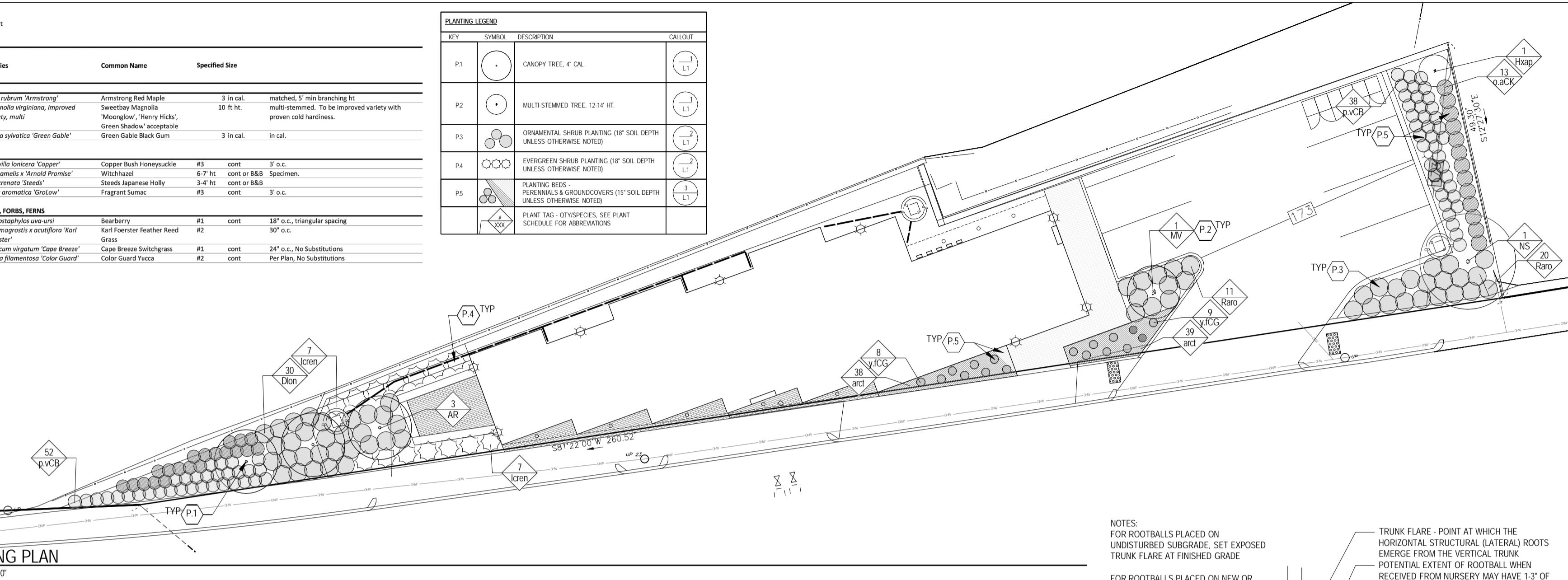
LANDSCAPE

Key	Qty	Species	Common Name	Specified Size
TREES				
AR	3	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	3 in cal. matched, 5' min branching ht
MV	1	<i>Magnolia virginiana, Improved variety, multi</i>	Sweetbay Magnolia 'Moonglow', Henry Hicks', Green Shadow' acceptable	10 ft ht. multi-stemmed. To be improved variety with proven cold hardiness.
NS	1	<i>Nyssa sylvatica 'Green Gable'</i>	Green Gable Black Gum	3 in cal. in cal.
SHRUBS				
Dlon	30	<i>Dierama lonicera 'Copper'</i>	Copper Bush Honeysuckle	#3 cont 3' o.c.
Hxap	1	<i>Hamamelis x 'Arnold Promise'</i>	Witchhazel	6-7' ht cont or B&B Specimen.
Iren	14	<i>Ilex crenata 'Steeds'</i>	Steeds Japanese Holly	3-4' ht cont or B&B
Raro	31	<i>Rhus aromatica 'GroLow'</i>	Fragrant Sumac	#3 cont 3' o.c.
GROUNDCOVERS, GRASSES, FORBS, FERNS				
art	77	<i>Arctostaphylos uva-ursi</i>	Bearberry	#1 cont 18" o.c., triangular spacing
c.akF	13	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#2 cont 30" o.c.
p.vCB	90	<i>Panicum virgatum 'Cape Breeze'</i>	Cape Breeze Switchgrass	#1 cont 24" o.c., No Substitutions
y.f	17	<i>Yucca filamentosa 'Color Guard'</i>	Color Guard Yucca	#2 cont Per Plan, No Substitutions

PLANTING LEGEND		
KEY	SYMBOL	DESCRIPTION
P.1	•	CANOPY TREE, 4" CAL.
P.2	•	MULTI-STEMMED TREE, 12-14' HT.
P.3	○	ORNAMENTAL SHRUB PLANTING (18" SOIL DEPTH UNLESS OTHERWISE NOTED)
P.4	○○○	EVERGREEN SHRUB PLANTING (18" SOIL DEPTH UNLESS OTHERWISE NOTED)
P.5	○○○○	PLANTING BEDS PERENNIALS & GROUNDCOVERS (15" SOIL DEPTH UNLESS OTHERWISE NOTED)
	XXX	PLANT TAG - QTY/SPECIES, SEE PLANT SCHEDULE FOR ABBREVIATIONS

1 PLANTING PLAN

SCALE: 1'=10'-0"



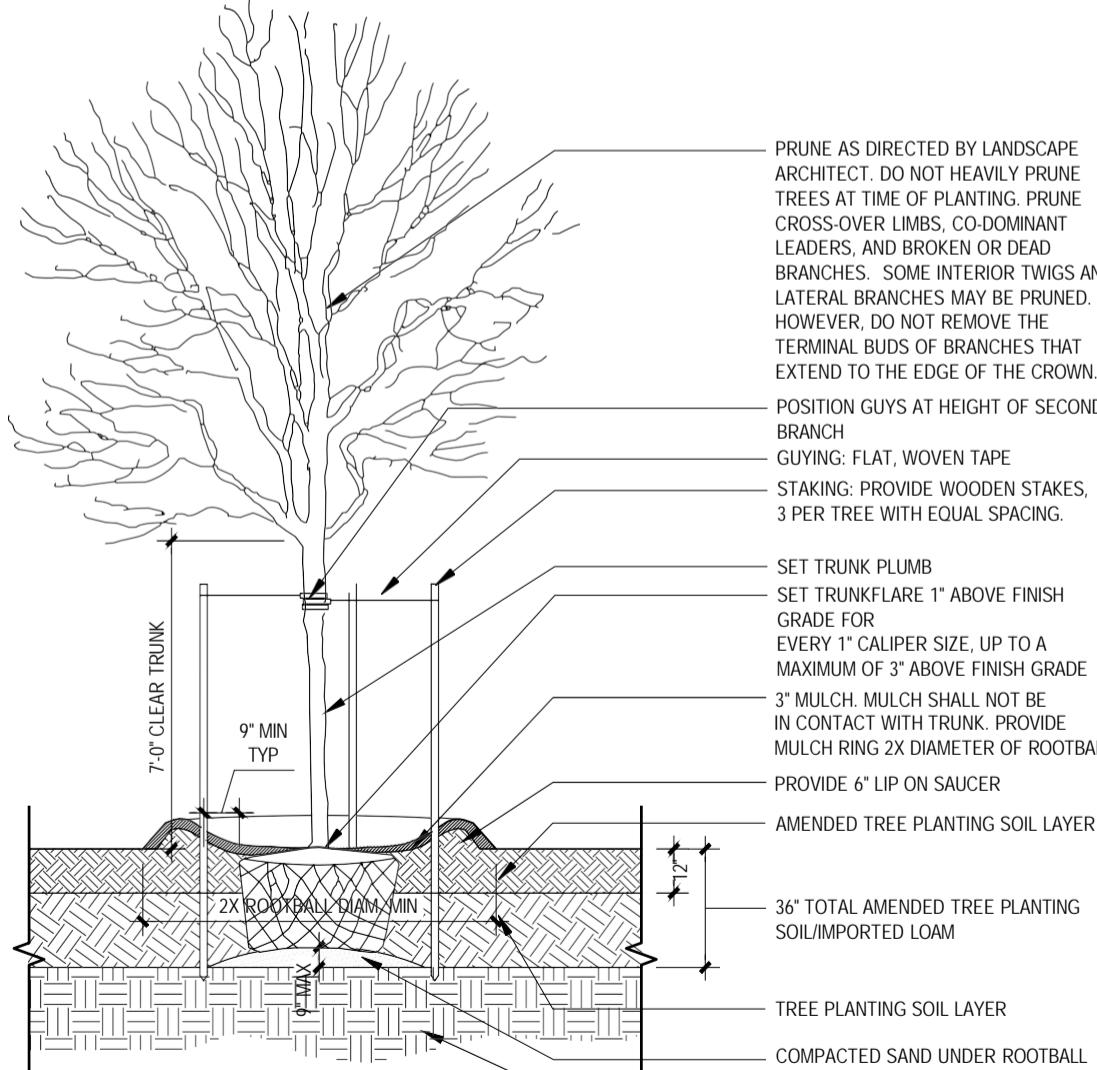
PLANTING NOTES:

1. REVIEW PROPER TREE-PLANTING TECHNIQUES WITH LA PRIOR TO PLANTING.
2. IF TREE HAS BEEN MARKED WITH NORTH ORIENTATION PRIOR TO DIGGING, POSITION TREE WITH SAME ORIENTATION IN TRANSPLANTED LOCATION WHERE EVER POSSIBLE.
3. CUT FOUR-3' LONG SLITS IN BURLAP AT UNDERSIDE OF ROOTBALL.
4. CUT SEVERAL HOLES IN BURLAP AT TOP OF ROOTBALL WITHOUT REMOVING WIRE OR ROPE LACING. CAREFULLY REMOVE SOIL AND PROBE HOLES TO DETERMINE LOCATION OF ROOTFLARES AND VALLEYS.
5. PREPARE PROPER DEPTH HOLE BASED UPON FORMULA NOTED.
6. ONCE ROOTBALL HAS BEEN LOCATED AT THE PROPER DEPTH WITHIN THE PLANTING HOLE, CAREFULLY CUT ROPE OR WIRE BASKET AWAY FROM ROOTBALL. REMOVE WIRE BASKETS COMPLETELY.
7. CUT AWAY BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
8. CAREFULLY EXPOSE TRUNK FLARE AND VALLEYS USING WHISK BROOM OR HAND TOOLS. AVOID BARK DAMAGE. ASSURE BALL IS AT PROPER HEIGHT TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
9. PRUNE DAMAGED OR GIRDLING ROOTS WITH SHARP PRUNERS.
10. BACKFILL WITH PLANTING MEDIUM AMENDED ACCORDING TO CHEMICAL ANALYSIS AS SPECIFIED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
11. WRAP LOWER PORTION OF TRUNK WITH PROTECTIVE PLASTIC MESH TO AVOID SUNSCALD AFTER REMOVING SOIL FROM TRUNK FLARES/VALLEYS.

GENERAL NOTE: WHERE NEW TREE IS LOCATED WITHIN LAWN, PROVIDE FULL DEPTH TREE PLANTING SOIL EQUAL TO 3 TIMES THE DIAMETER OF THE ROOTBALL, TYP.

2 TYP TREE PLANTING

SCALE: 3/8'=1'-0"



15" MIN

12"

9"

2"

12"

36"

18"

12"

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AR
Acer rubrum 'Armstrong'
Armstrong Red Maple



MV
Magnolia virginiana,
Sweetbay Magnolia 'Moonglow', 'Henry
Hicks', 'Green Shadow' acceptable



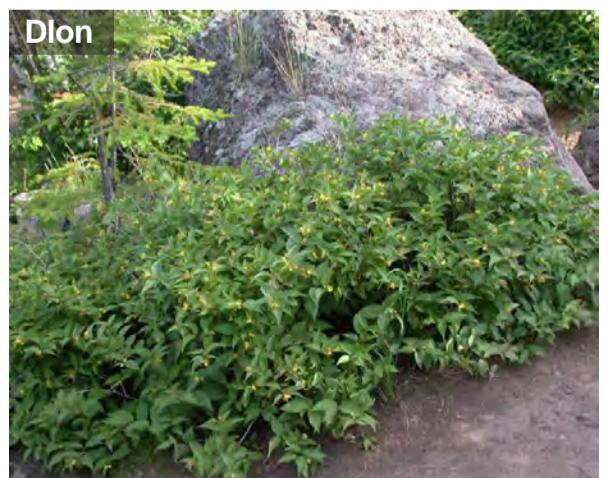
NS
Nyssa sylvatica 'Green Gable'
Green Gable Black Gum



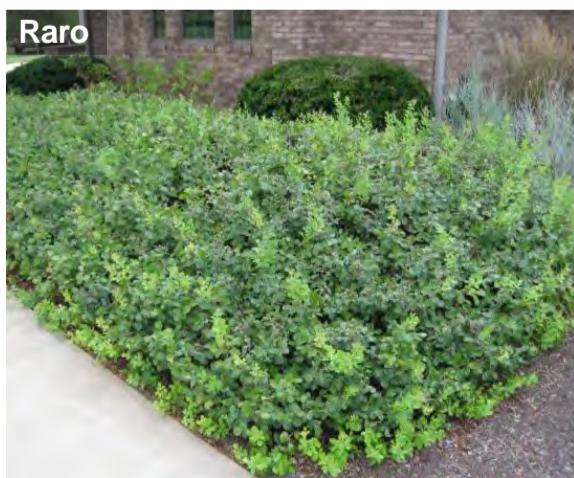
Hxap
Hamamelis x 'Arnold Promise'
Witchhazel



Icren
Ilex crenata 'Steeds'
Steeds Japanese Holly



Dlon
Diervilla lonicera 'Copper'
Copper Bush Honeysuckle



Raro
Rhus aromatica 'GroLow'
Fragrant Sumac



arct
Arctostaphylos uva-ursi
Bearberry



y.fCG
Yucca filamentosa 'Color Guard'
Color Guard Yucca



c.aKF
Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Feather Reed Grass



p.vCB
Panicum virgatum 'Cape Breeze'
Cape Breeze Switchgrass

151 MAIN STREET
MAYNARD, MA

MATTWORKS, LLC

MATTHEW HALL
16 BROOK TRAIL RD
CONCORD, MA 01742
P#98239-5668

LANDSCAPE ARCHITECT

LEMON BROOK
10 Concord Crossing
Concord, MA 01742
978.649.3185



1' = 10'-0" GRAPHIC SCALE
0 5' 10' 20'



SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

REV: DESCRIPTION DATE:

DATE: PROJ. NO. DRAWN C-HECKED:
10/14/2025 25-006

SCALE:
1' = 10'-0"

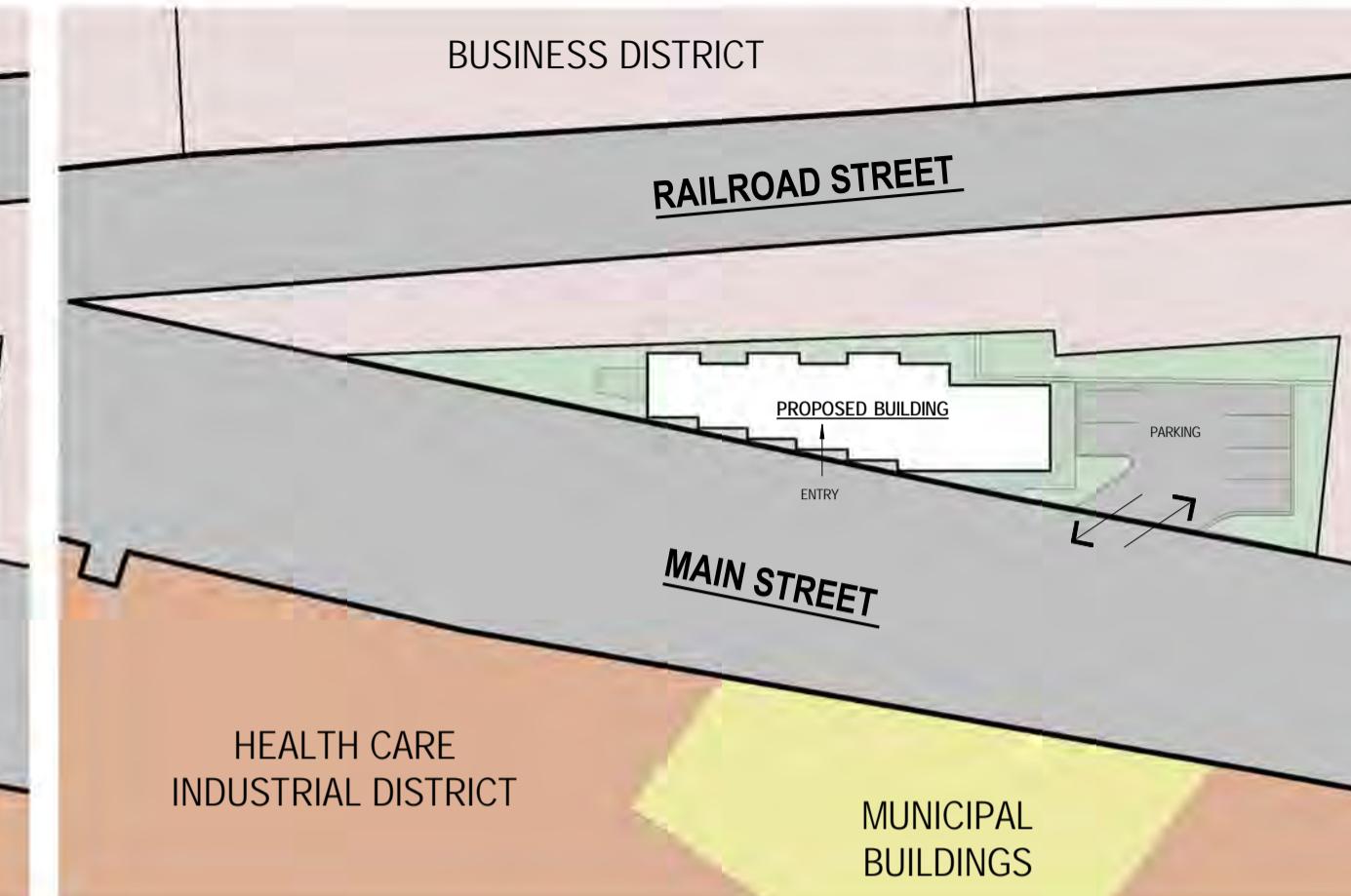
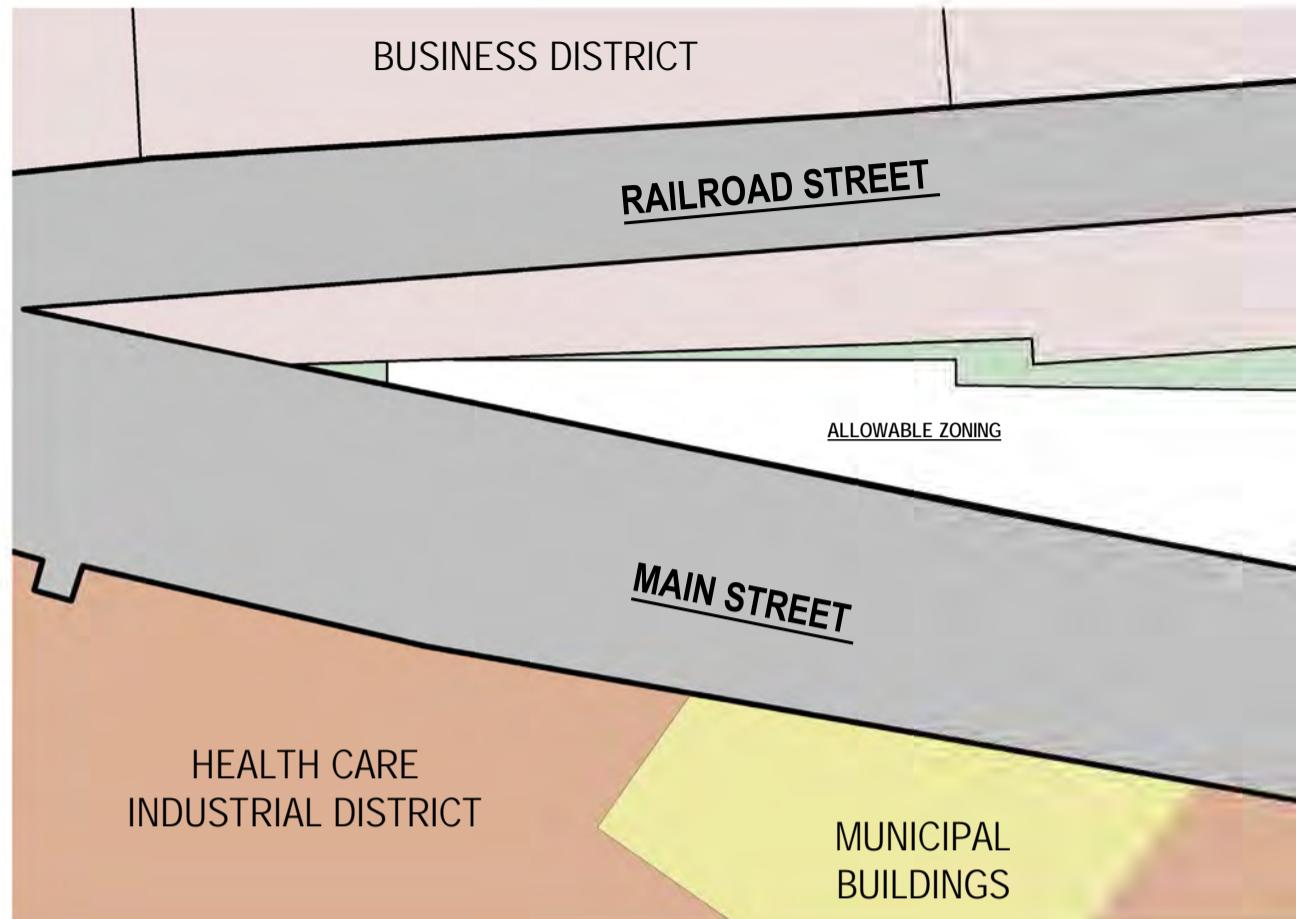
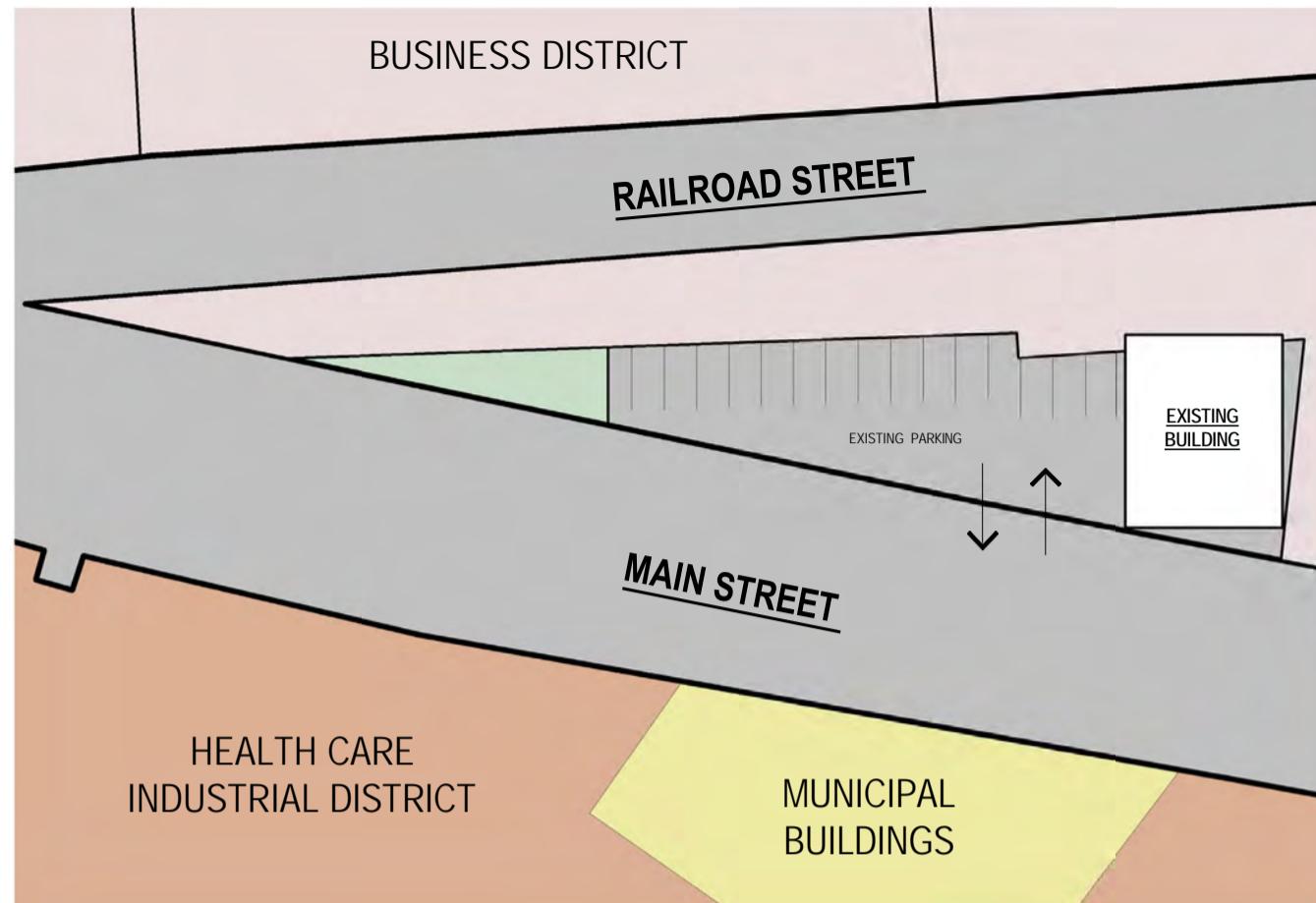
DRAWING TITLE:

PLANTING ILLUSTRATIVE

SHEET NO:

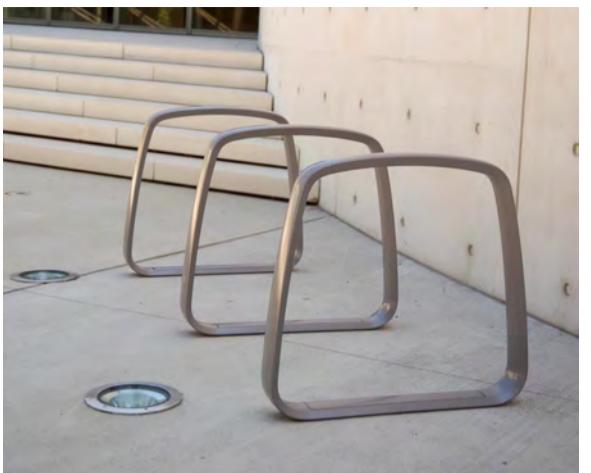
L.2

ARCHITECTURE



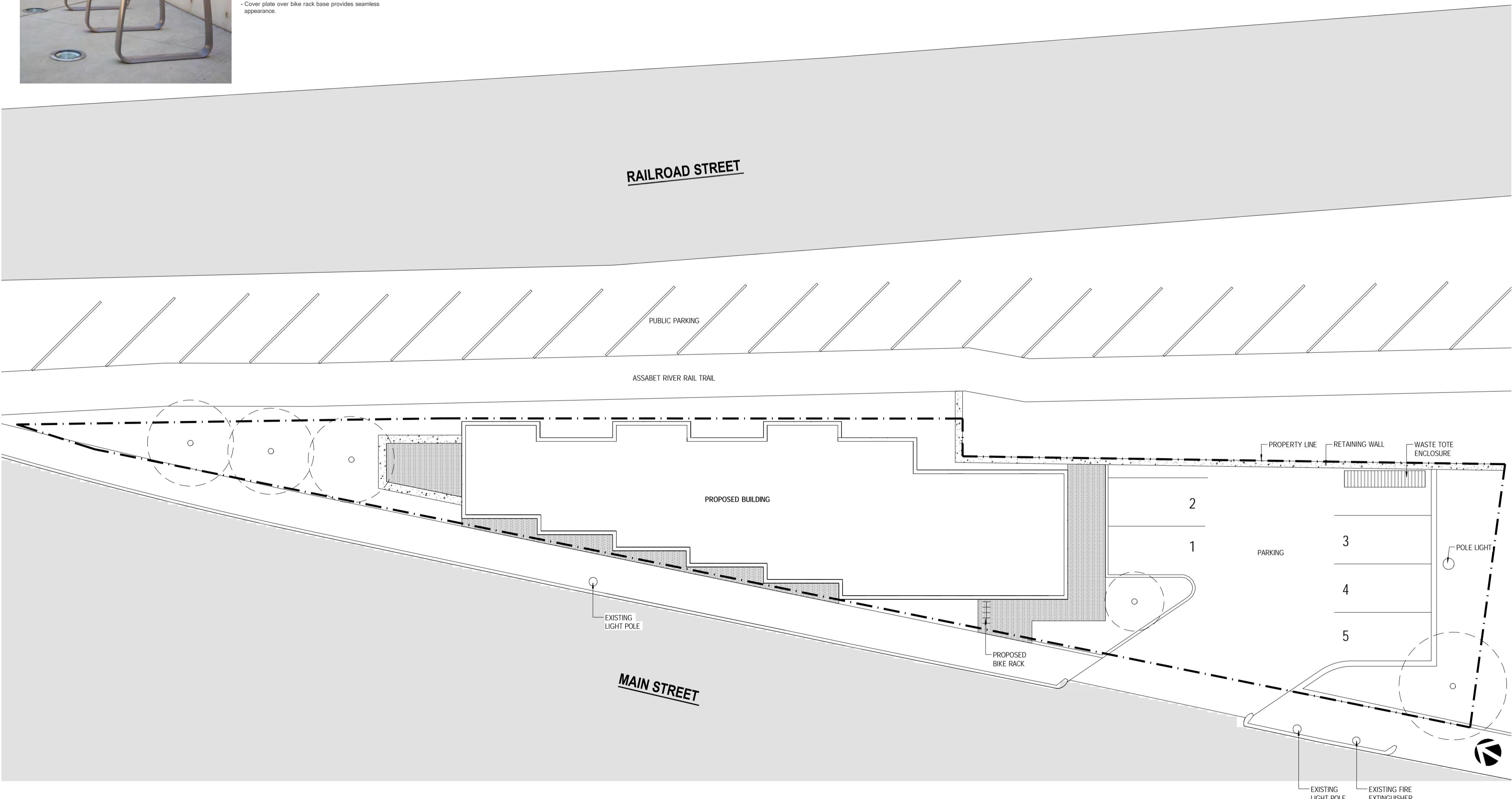
DESCRIPTION: EXISTING SINGLE STORY BUSINESS TO BE TORN DOWN AND REPLACED WITH A 3-STORY MIXED-USE BUILDING. GROUND FLOOR TO HAVE 2 BUSINESS UNITS WITH 3 RESIDENTIAL UNITS ABOVE.

ZONING INFO	Existing	Allowed	Proposed
Zoning District	B Business District Downtown Overlay District		
Conforming Lot	7000 SF		
Lot Area	7521 SF		
Building Footprint	1694 SF	6769 SF	2706 SF
Building Height	Single Story <20'	45'	35'
Building Use Type	Commercial Retail/Store	Mixed Use, allowable by right	Mixed Use, allowable by right
Lot Frontage	275.7'	Min 20'	112'6"
Front Yard Setback	1' +/-	10' Max	1' +/-
Side Yard Setback	Right 9', Left N/A	Right 0' Min, Left N/A	Right 77' +/-, Left N/A
Rear Yard Setback	1.5' Over Lot Line	0' Min	.6' +/-
FAR	22.50%	Mixed - Use 90%	36%
Parking	21 Spaces	1.5 per residential unit (14) & 1 space per 500 GSFA Retail/Office (12 for 6000 SF)	1.5 Spaces per Residential Unit (5) & 1 space per 500 GSFA Retail/Office (5 for 2383 sf)
Ground Floor GSFA Min		2000 SF or 15% total area of building	
Section 9.4.5: Number of Residential Units Reduced Area		9 (800 SF/unit)	
Affordable Units Req. per Reduced Area		15%, 2 units	

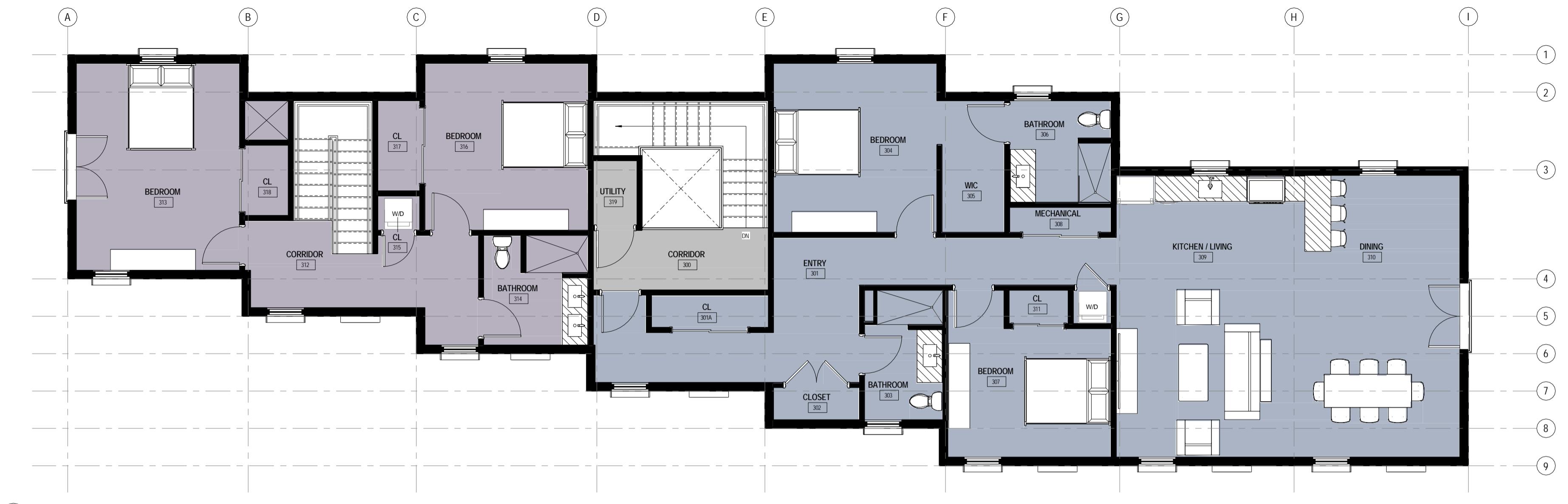


Metro40 Collection

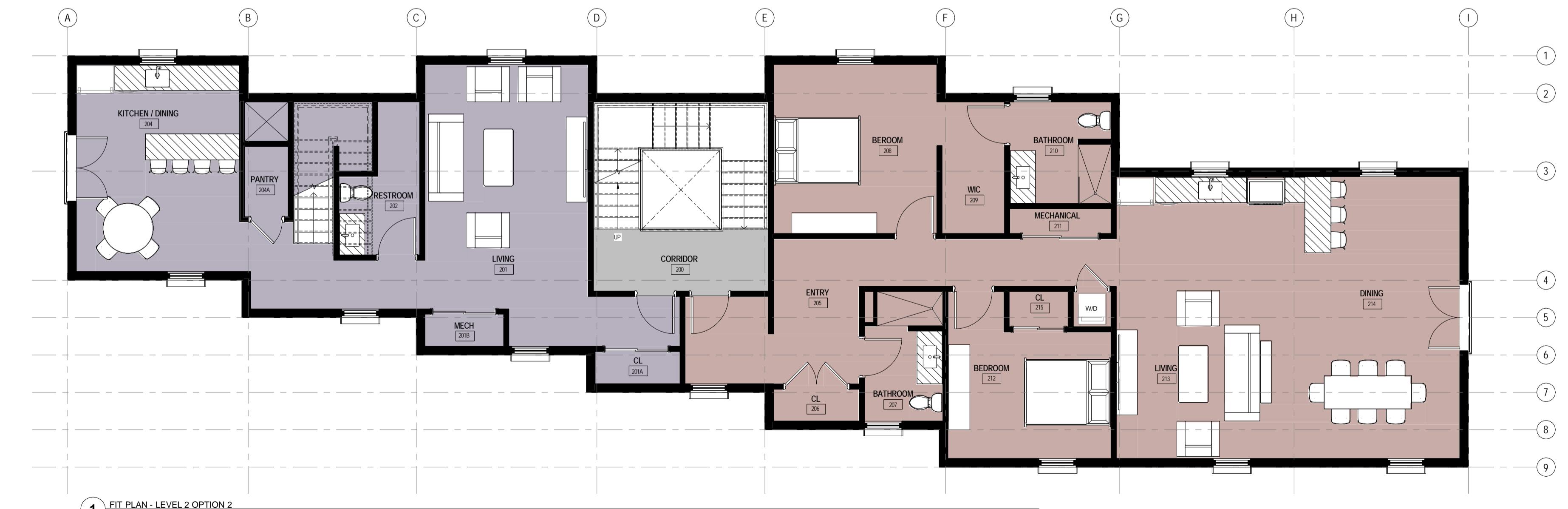
Rider™ Bike Rack
• Capacity: 2 bikes
• Surface mount or embedded to concrete surface.
• Requires only two bolts to mount, with extra surface mount anchor hole provided.
• 4 stainless steel leveling glides within the base are provided for fine adjustment from top side of base.
• Cover plate over bike rack base provides seamless appearance.



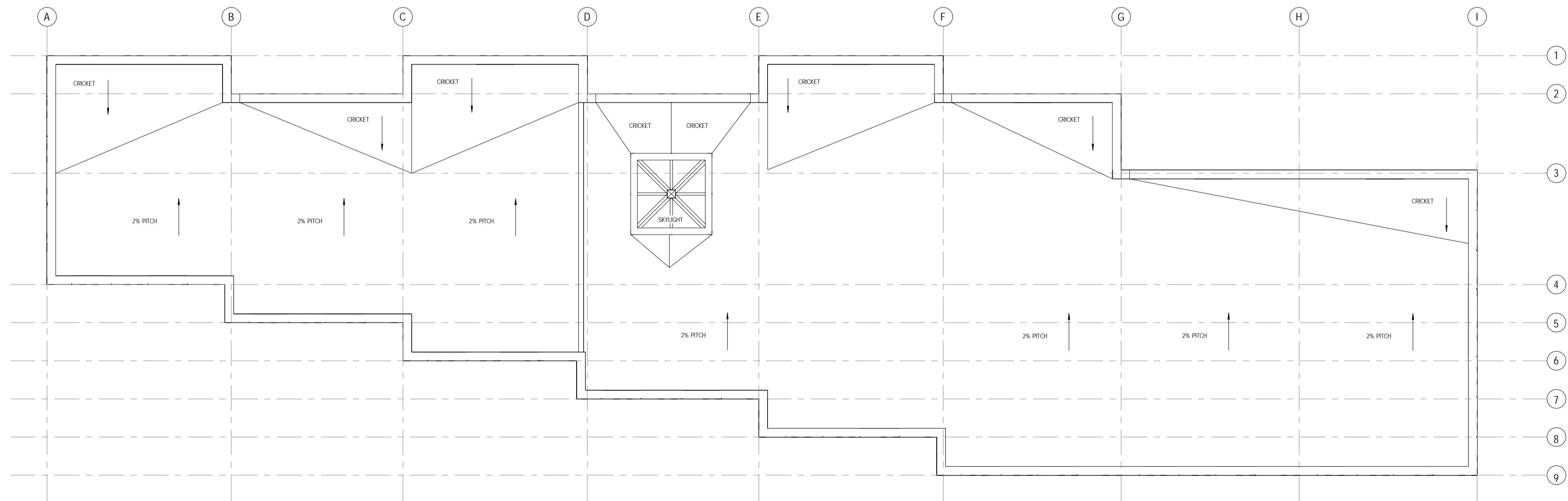




2 FIT PLAN - LEVEL 3 OPTION 2

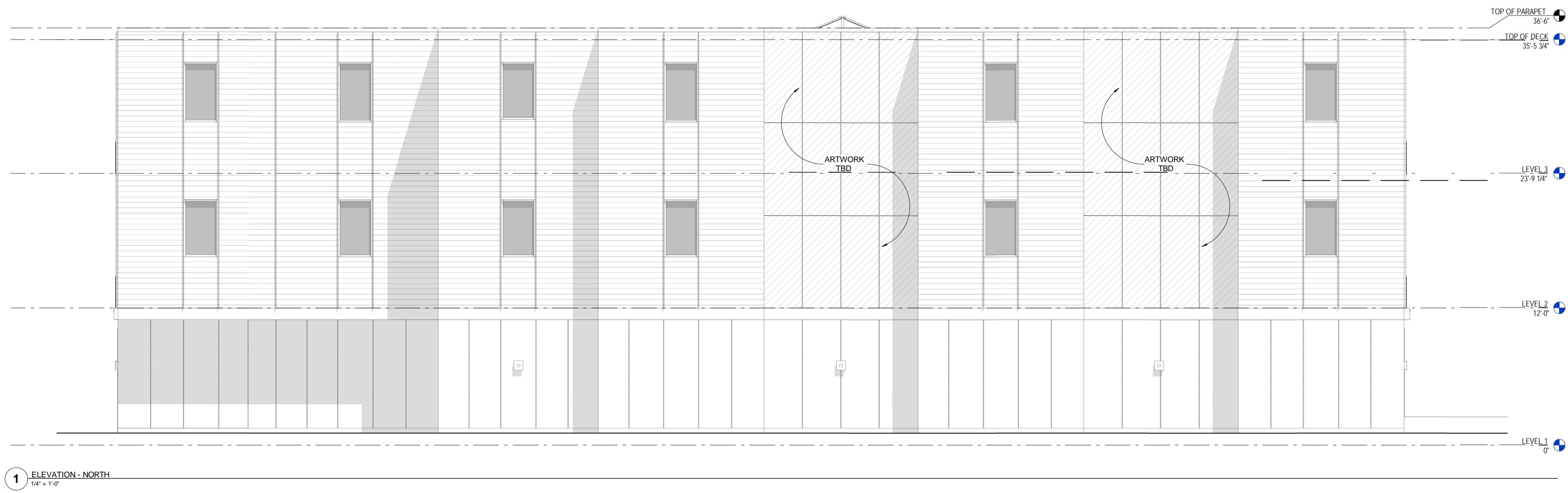


1 FIT PLAN - LEVEL 2 OPTION 2



1 ROOF PLAN





MAYNARD MIXED-USE

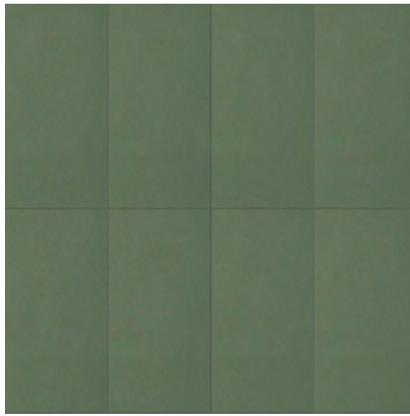
151 MAIN STREET
MAYNARD, MA 01754

ELEVATIONS

DATE: 10.21.2025



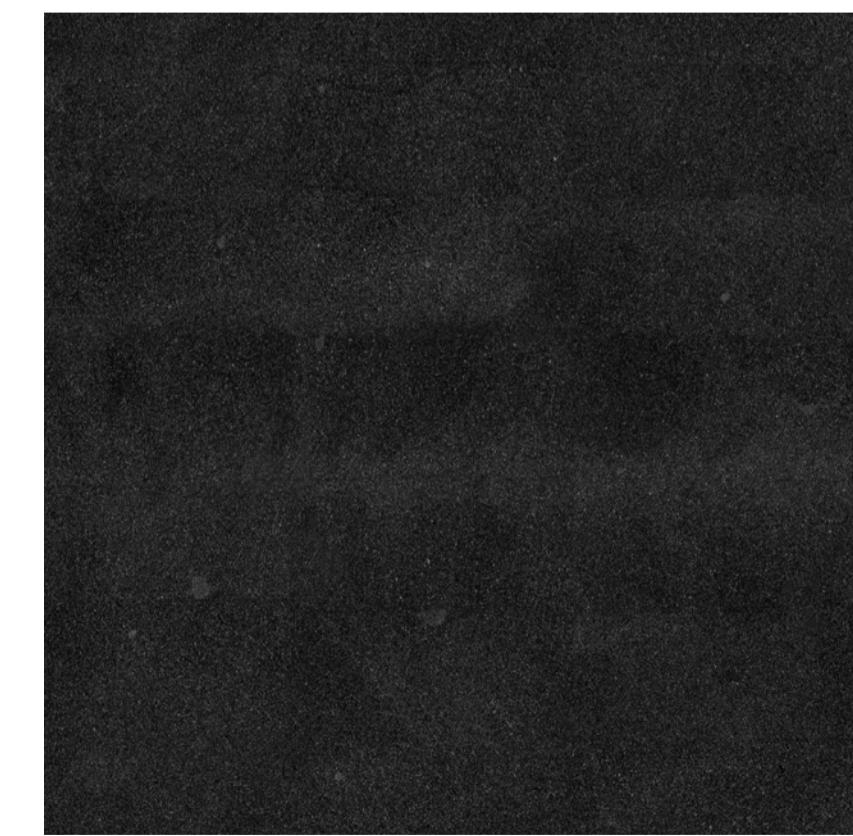
GREY SIDING



FIBER CEMENT PANELS



GREEN SLATE BASE



GRANITE FOUNDATION

MAYNARD MIXED-USE

151 MAIN STREET
MAYNARD, MA 01754



RENDERED ELEVATION - WEST



RENDERED ELEVATION - SOUTH





BEFORE



AFTER



OPTION 1



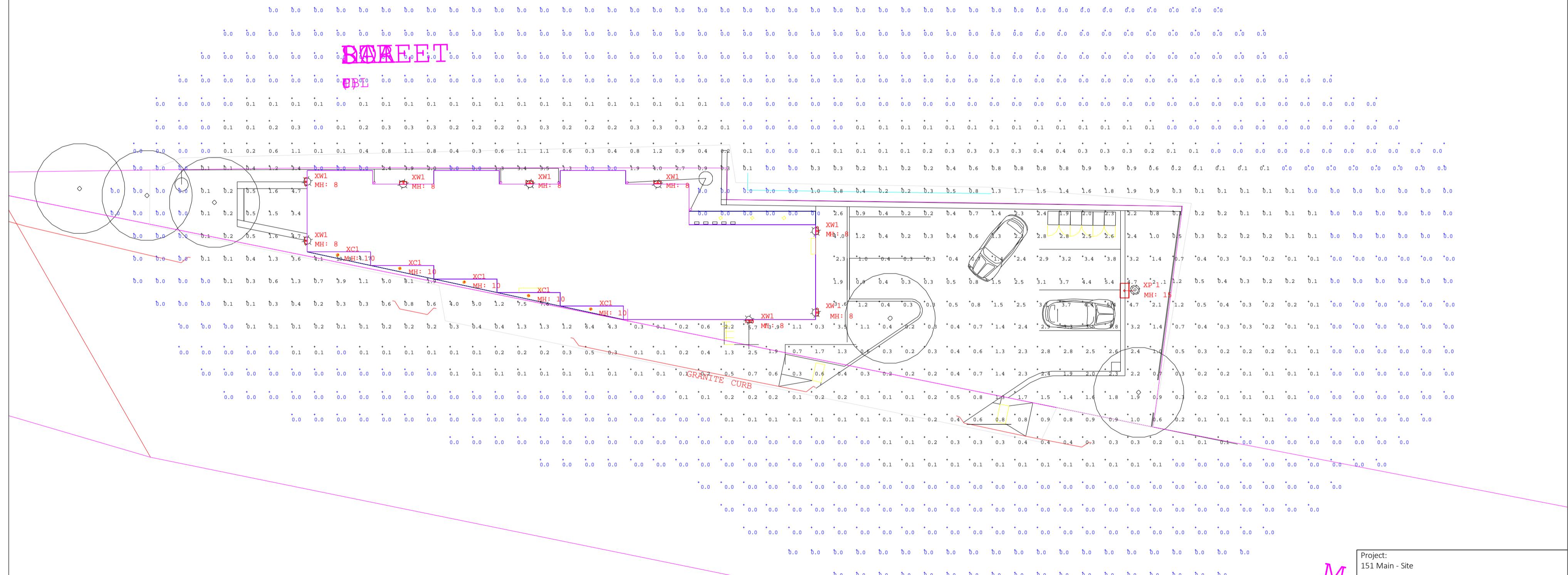
OPTION 2



LIGHTING

Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
5	XC1	10.32	SINGLE	0.900	DLQ340WUE-DUN
1	XP1	52	SINGLE	0.900	VP-1-160L-50-3K7-4F
8	XW1	10.42	SINGLE	0.900	WD1473B-T30

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.42	10.9	0.0	N.A.	N.A.



Project: 151 Main - Site	
Contact:	Detail: Photometric Calculation
Sean Goulding	Date: 10/03/2025
Specification Sales	Revision: 2
(781) 272-2300 X211	Scale: 1" = 10'-0"
sgoulding@omnlite.com	Drawn By: SHJ
Generated For: MATTWORKS	Drawing Number: L-1
illuminate 263 Winn Street Burlington, MA 01803 (781) 272-2300	Sheet 1 of 1

151 MAIN STREET

SITE PLAN

MAYNARD, MASSACHUSETTS

OCTOBER 9, 2025

REVISED: DECEMBER 4, 2025

<u>LAND USE DATA</u>				
<u>SECTION</u>	<u>ZONING BYLAW REQUIREMENTS DOWNTOWN MIXED-USE OVERLAY DISTRICT (DOD)</u>			
		<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
9.4.4	MIN LOT AREA	6,000 (4 UNITS)	7,521 SF	7,521 SF
9.4.4	MIN LOT FRONTAGE	20	275.7 FT	275.7 FT
9.4.4	MIN LOT WIDTH	0	N/A TRIANGULAR LOT	N/A TRIANGULAR LOT
9.4.4	MAX YARD REQUIREMENTS			
	FRONT	10	1.0± FT	0.1± FT
	MIN SIDE & REAR YARD	0	-1.5± FT*	0.6± FT
9.4.4	MAXIMUM COVERAGE			
	BY BUILDING	90% (6,769 S.F.)	22.5% (1,694 S.F.)	36.0% (2,708 S.F.)
9.4.4	MAXIMUM BUILDING HEIGHT (FT)	45	<45 FT	<45 FT
9.4.8	PARKING STANDARDS WITHIN THE DOD			
9.4.8.1	PARKING LOCATION	OFFSITE PARKING ALLOWED BY SPECIAL PERMIT	N/A	0
9.4.9	DWELLING UNIT	1.5 SPACES/UNIT (3 UNITS=5 SPACES)	N/A	5
	RETAIL/OFFICE SPACE	1 SPACE 500 S.F. G.F.A. (OFFICE/RETAIL) (2,383 SF=5 SPACES)	21	0

* EXISTING BUILDING IS 1.5' BEYOND THE REAR LOT LINE

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 SITE DEVELOPMENT
- SHEET 4 LAYOUT PLAN
- SHEET 5 UTILITY PLAN
- SHEET 6 STORMWATER POLLUTION PREVENTION PLAN

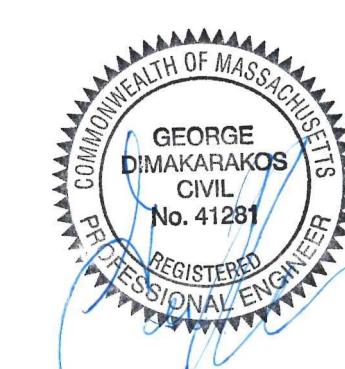
MAYNARD PLANNING BOARD

APPROVAL DATE:

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

DATE

TOWN CLERK



LOCUS PLAN

SCALE: 1"=200'

ENGINEER / SURVEYOR

STAMSKI AND MCNARY, INC.

1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585

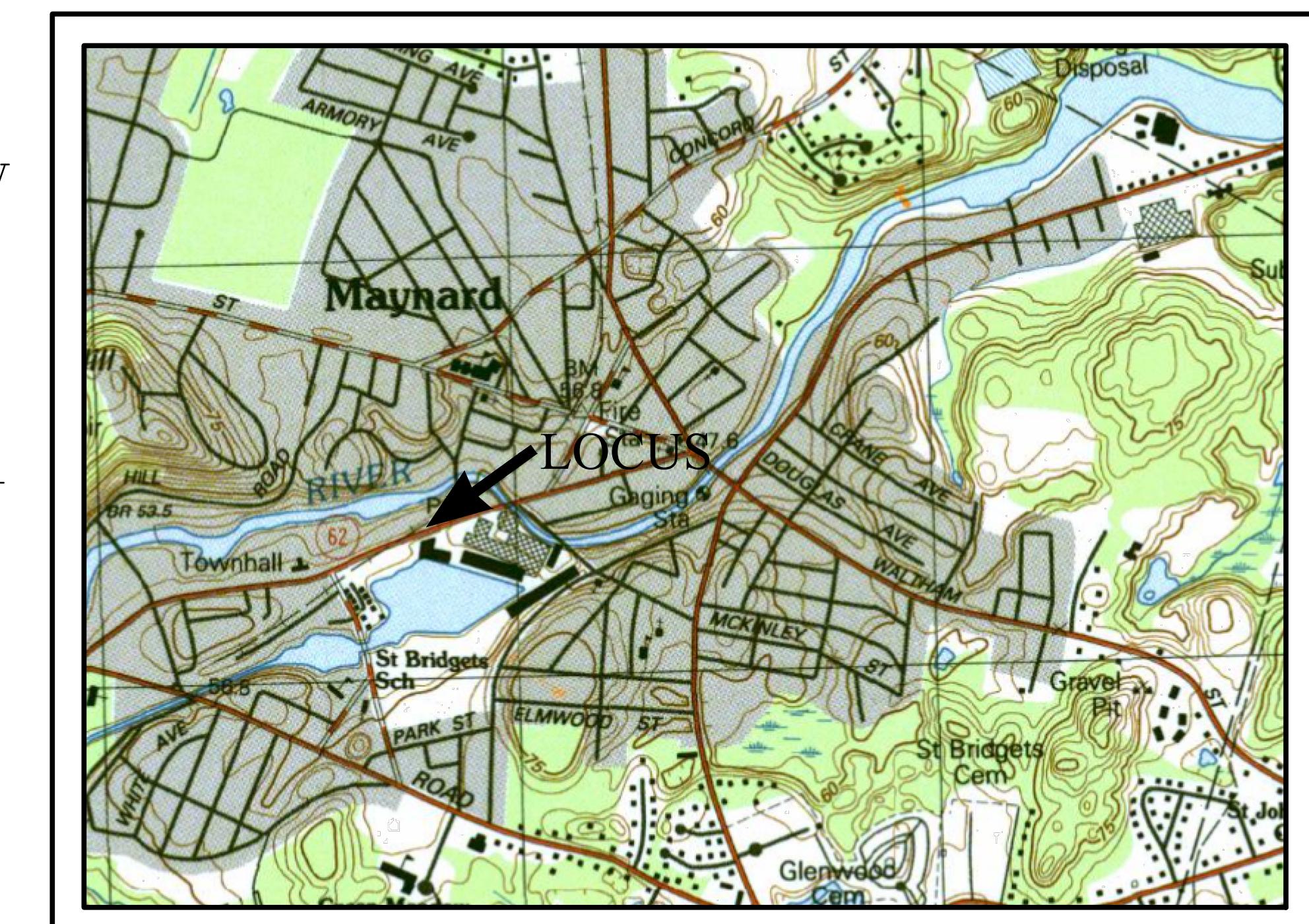
LOCATION
151 MAIN STREET
MAP 14, PARCEL 13
OLD PID: 1253

APPLICANT
MATTHEW HALL
76 BROOK TRAIL ROAD
CONCORD, MA 01742

REFERENCE
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 53201 PAGE 542
PLAN No. 2231 OF 1951

ZONING DISTRICT
B – BUSINESS DISTRICT
BUSINESS DISTRICT OVERLAY

RECORD OWNER



LOCUS PLAN

SCALE: 1"=1,000'

LEGEND:

<i>N/F</i>	NOW OR FORMERLY
<i>OHW</i>	OVERHEAD WIRES
	TREE
	TREE LINE
<i>UP</i>	UTILITY POLE
<i>GG</i> •	GAS GATE
<i>G</i>	GAS SERVICE (BURIED)
<i>WG</i> •	WATER GATE
<i>W</i>	WATER SERVICE (BURIED)
	DRAIN MANHOLE
<i>D</i>	SUB-SURFACE DRAIN LINE
<i>--99--</i>	EXISTING CONTOUR
<i>--95--</i>	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
<i>99X9</i>	SPOT ELEVATION
	STONE WALL
<hr/>	EDGE OF PAVEMENT
	ASPHALT PARKING AREA
	CEMENT CONCRETE SIDEWAL

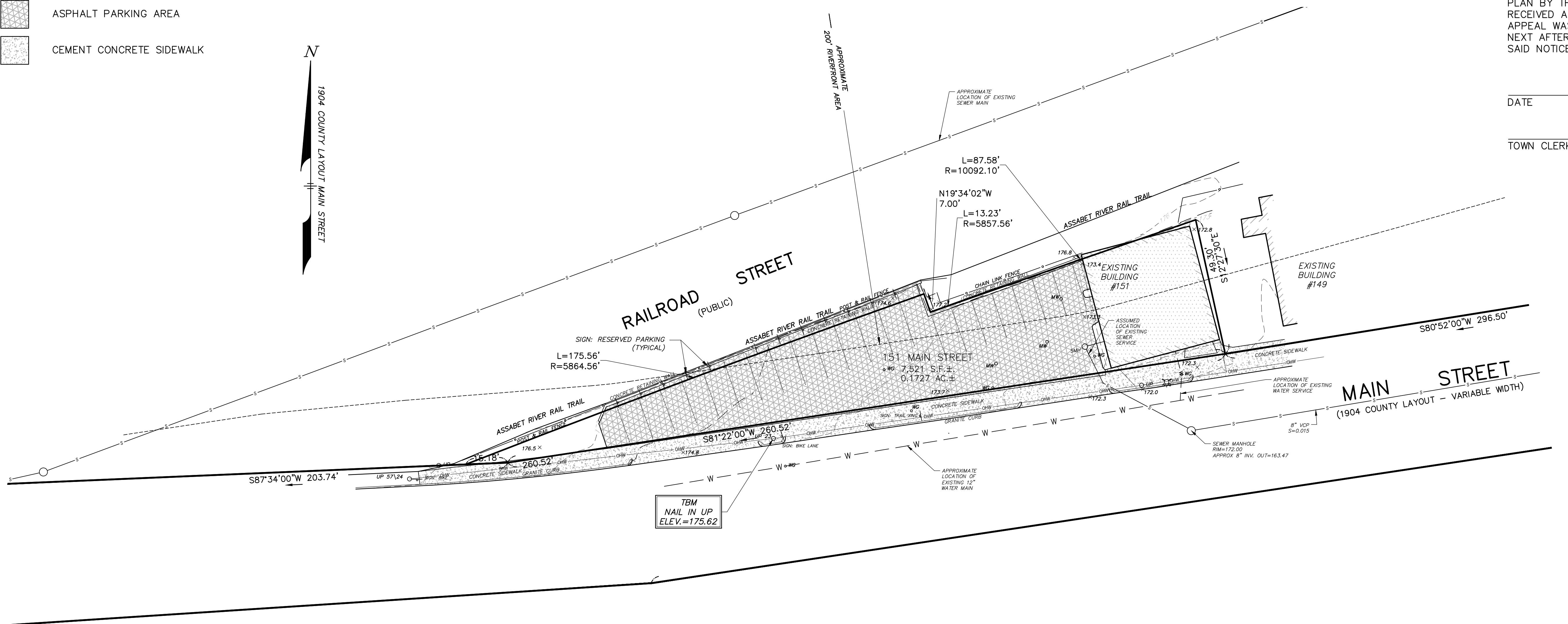
MAYNARD PLANNING BOARD

APPROVAL DATE:

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EF

V/N CLERK



UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE
TEI FPHONE No. 1-888-344-7233.

DATUM

N.A.V.D OF 1988.

**SITE PLAN
151 MAIN STREET
IN
MAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)**

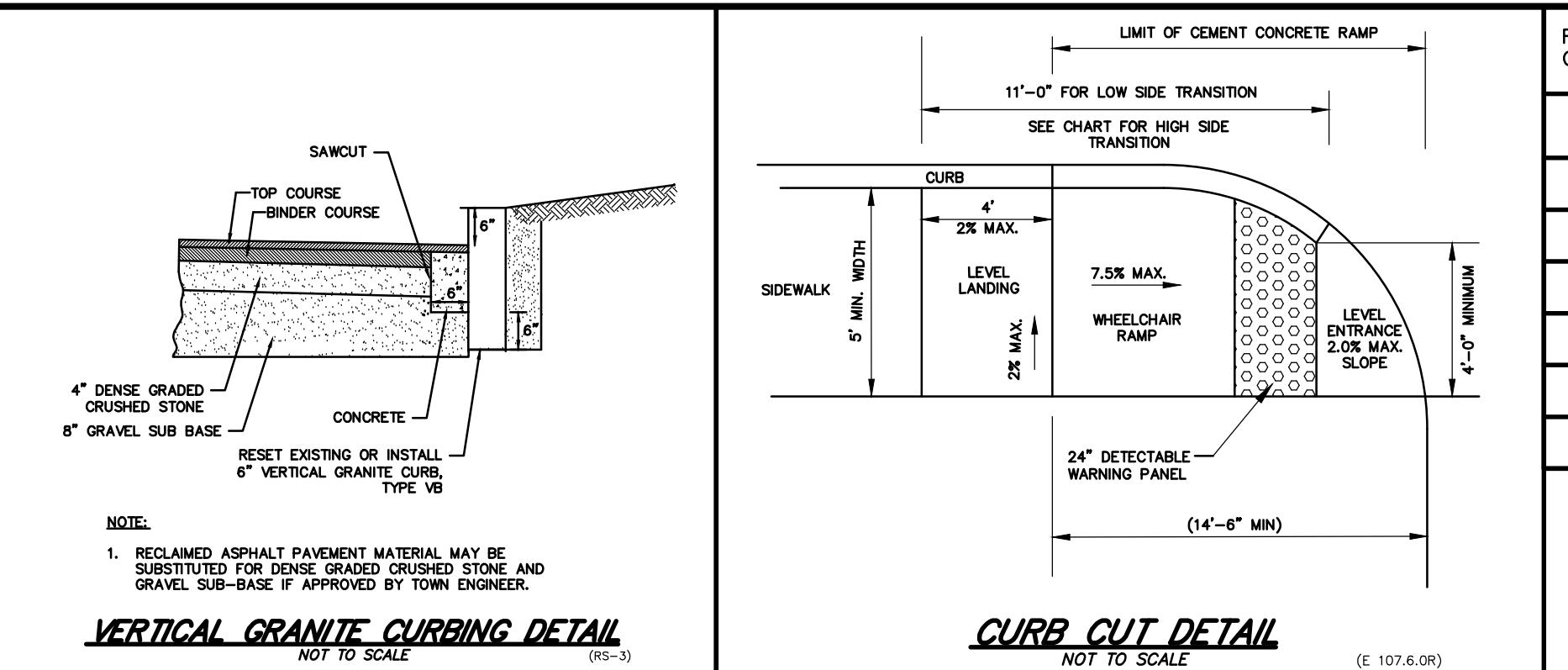
EXISTING CONDITIONS
FOR: MATTHEW HALL
SCALE: 1"=20' **OCTOBER 9, 2025**
REVISED: DEC 4, 2025

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

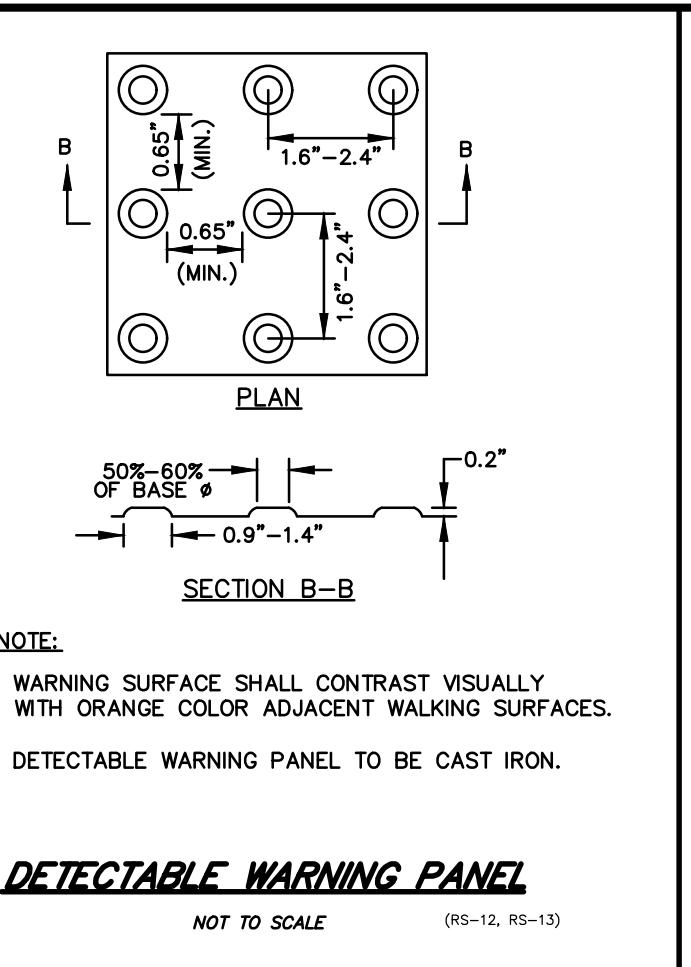


0 10 20 40 60 80 FT

A circular registration stamp with a decorative border of small triangles. The text inside the border reads "COMMONWEALTH OF MASSACHUSETTS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The center of the stamp contains the name "GEORGE DIMAKARAKOS" above "CIVIL", followed by "No. 41281".



ADWAY PROFILE GRADE	*HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" MAX



LEGEND:

N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG •	GAS GATE
G	GAS SERVICE (BURIED)
WG •	WATER GATE
W	WATER SERVICE (BURIED)
	DRAIN MANHOLE
D	SUB-SURFACE DRAIN LINE
---99---	EXISTING CONTOUR
--95--	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
_____	EDGE OF PAVEMENT

MAYNARD PLANNING BOARD

APPROVAL DATE:

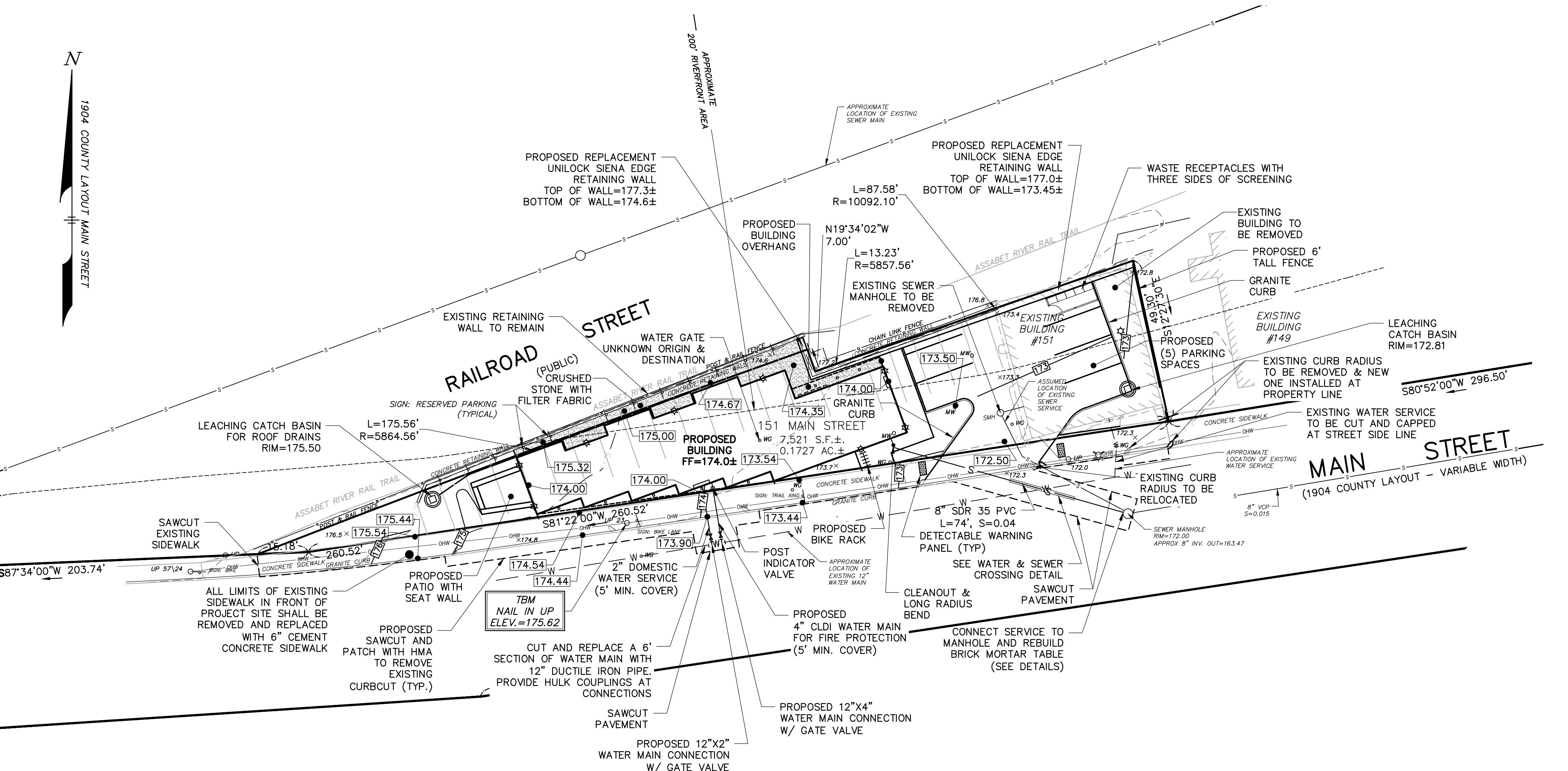
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DATE

TOWN CLERK

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DATUM

I.A.V.D OF 1988.

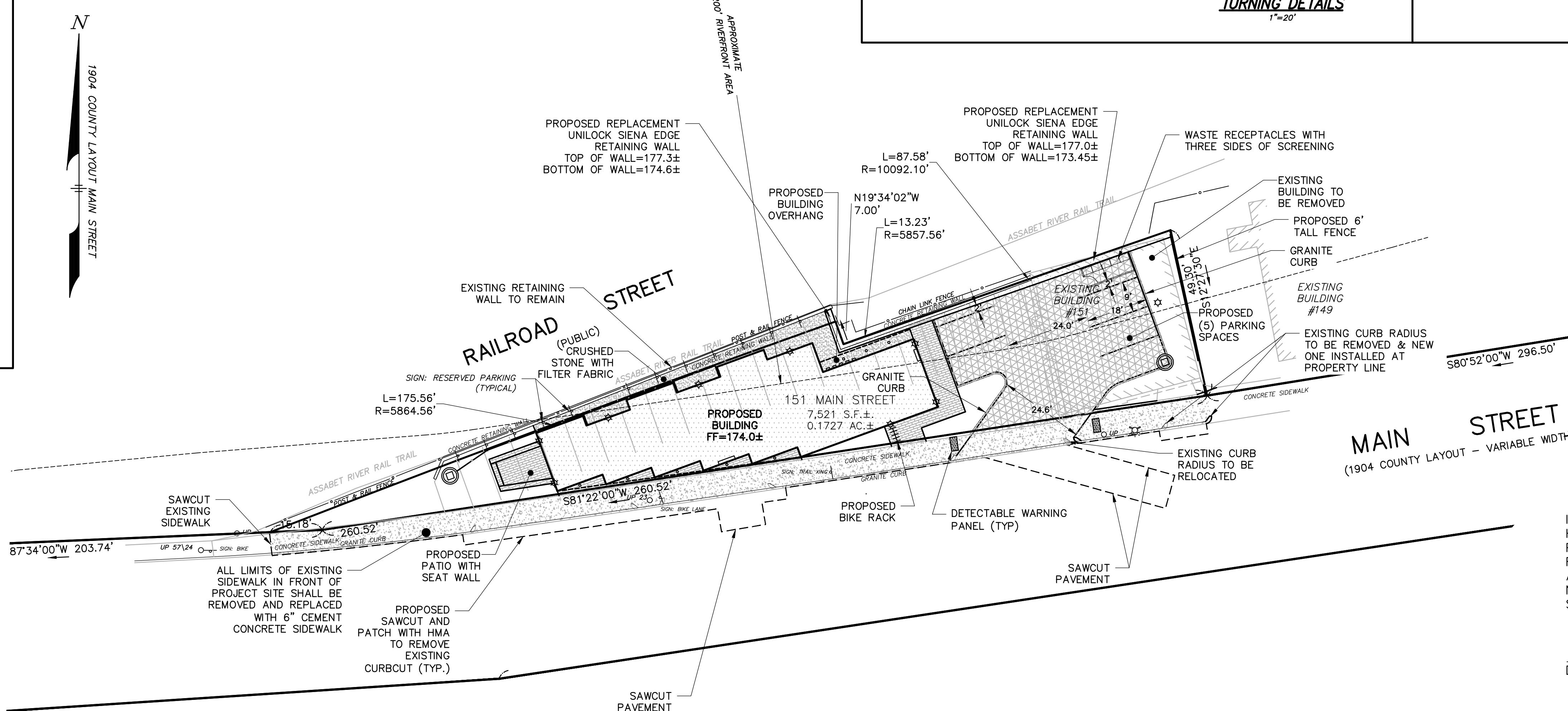
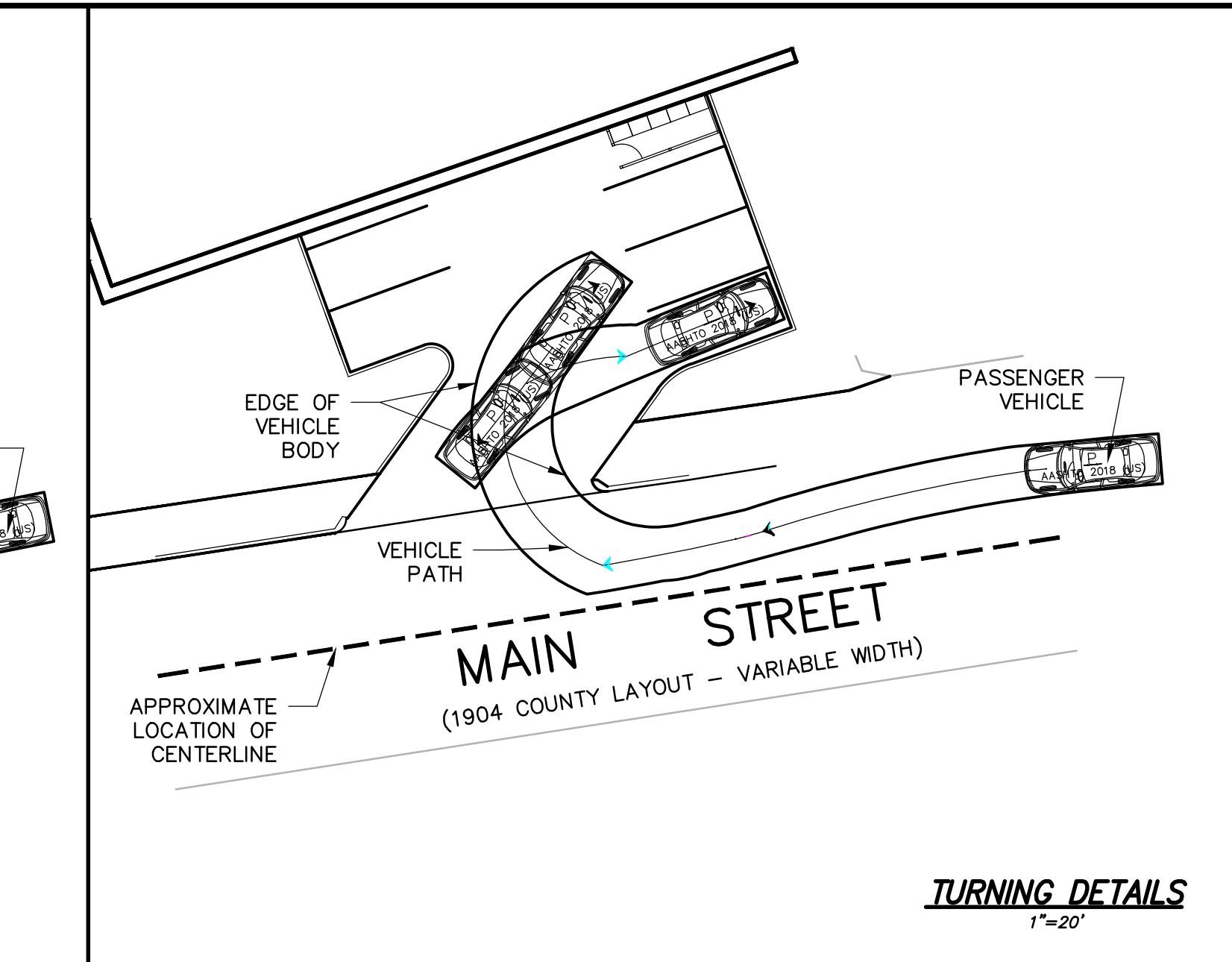
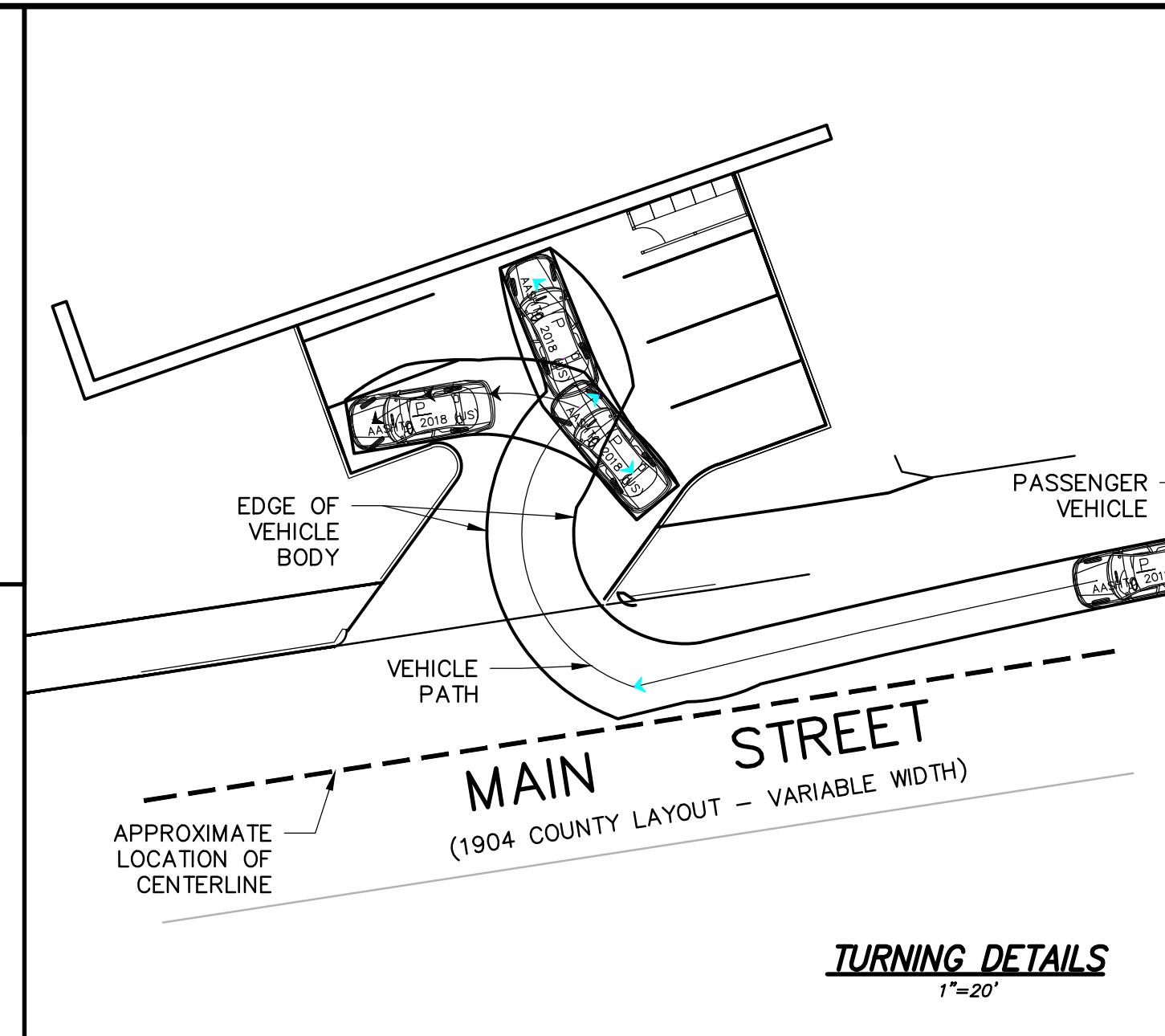
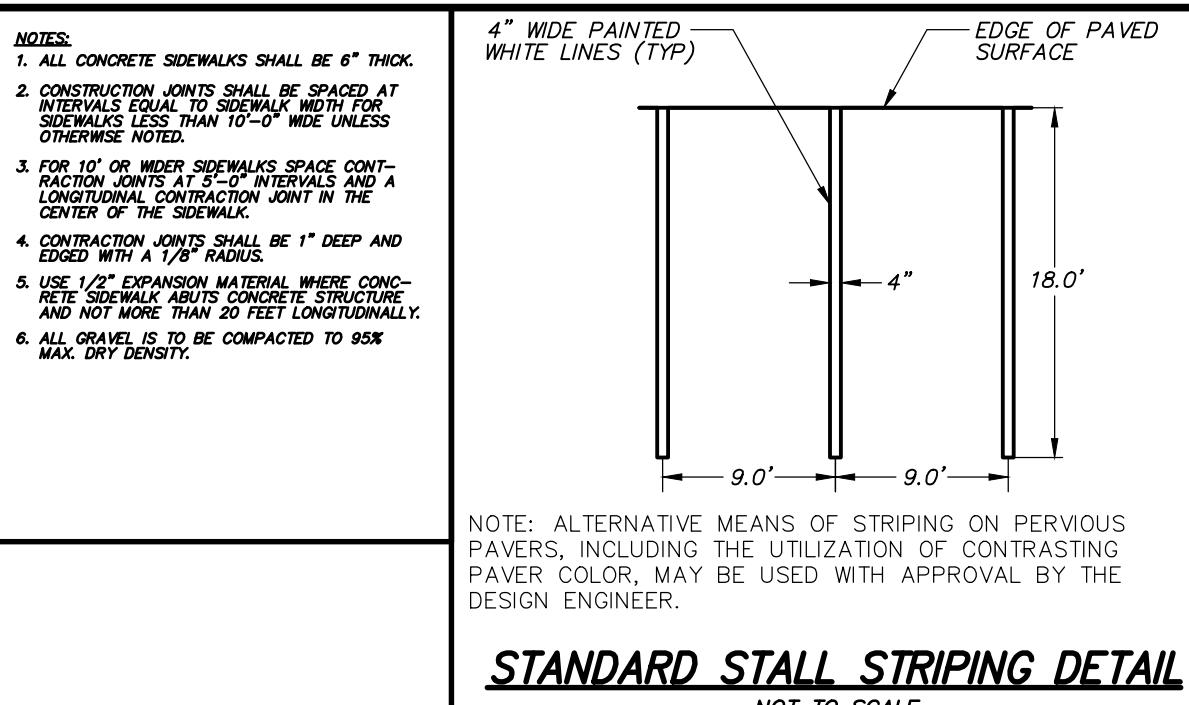
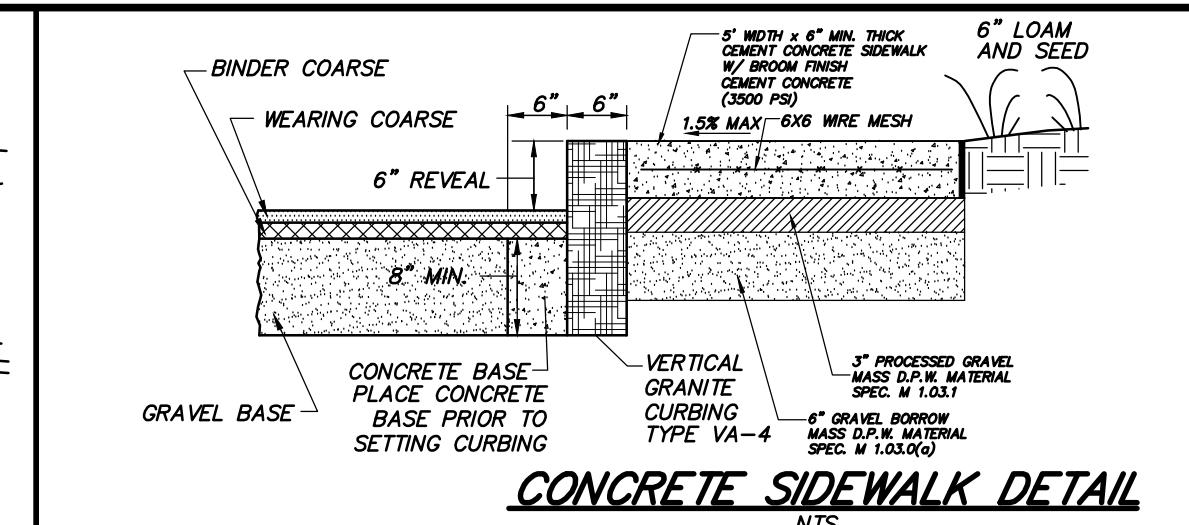
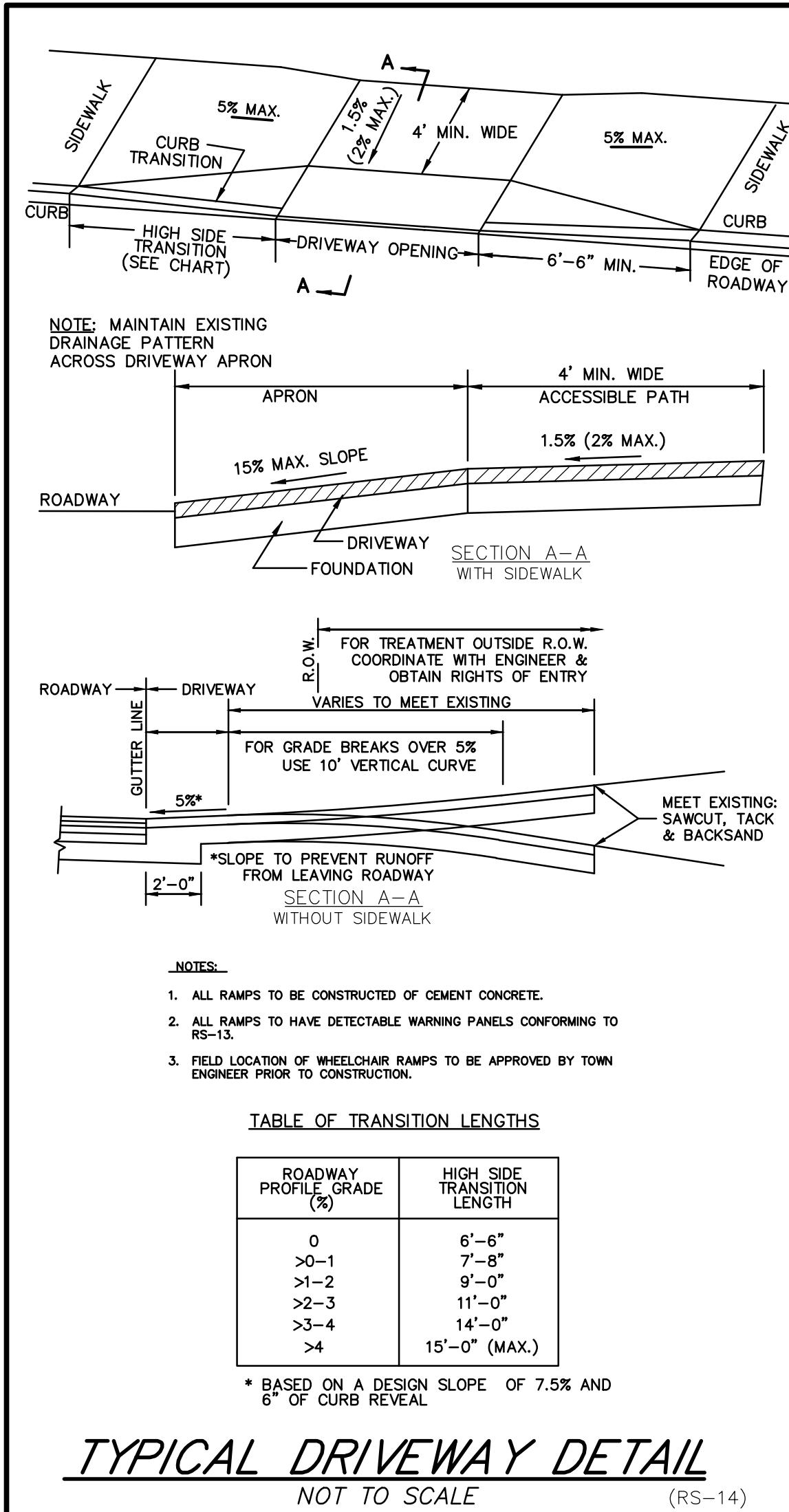
**SITE PLAN
151 MAIN STREET
IN
YARD, MASSACHUSETTS
(MIDDLESEX COUNTY)**

SITE DEVELOPMENT PLAN

NAME: MATTHEW HALL
DATE: OCTOBER 9, 2025
SCALE: 1"=20'

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

A circular seal for the Commonwealth of Massachusetts. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "MASSACHUSETTS" at the bottom. The inner circle contains the name "GEORGE DIMAKARAKOS", "CIVIL", and "No. 41281". Below this, the words "REGISTERED" and "PROFESSIONAL ENGINEER" are arranged in an arc. A blue ink signature is written across the center of the seal.



UTILITY NOTE:

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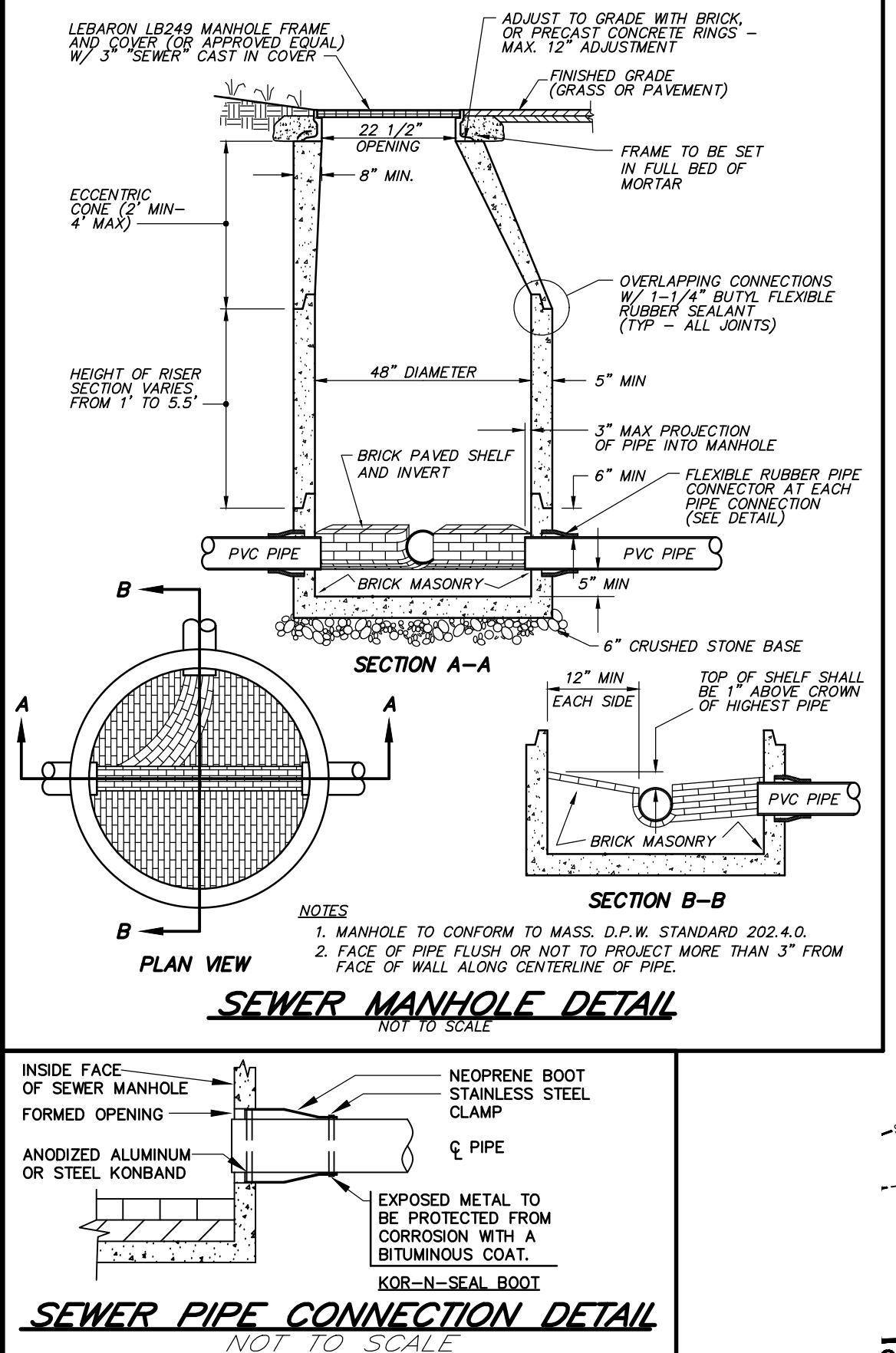
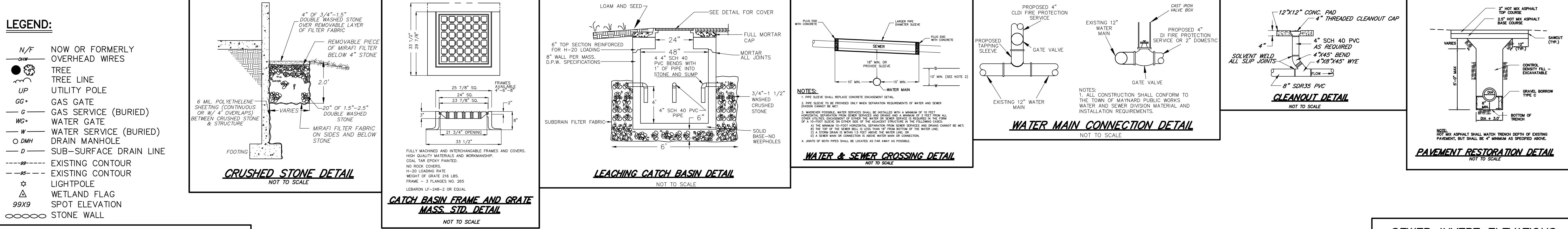
DATUM

NAVD OF 1988

**SITE PLAN
151 MAIN STREET
IN
MAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)**

**FOR: MATTHEW HALL
SCALE: 1"=20' OCTOBER 9, 2025
REVISED: DEC 4, 2025**

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

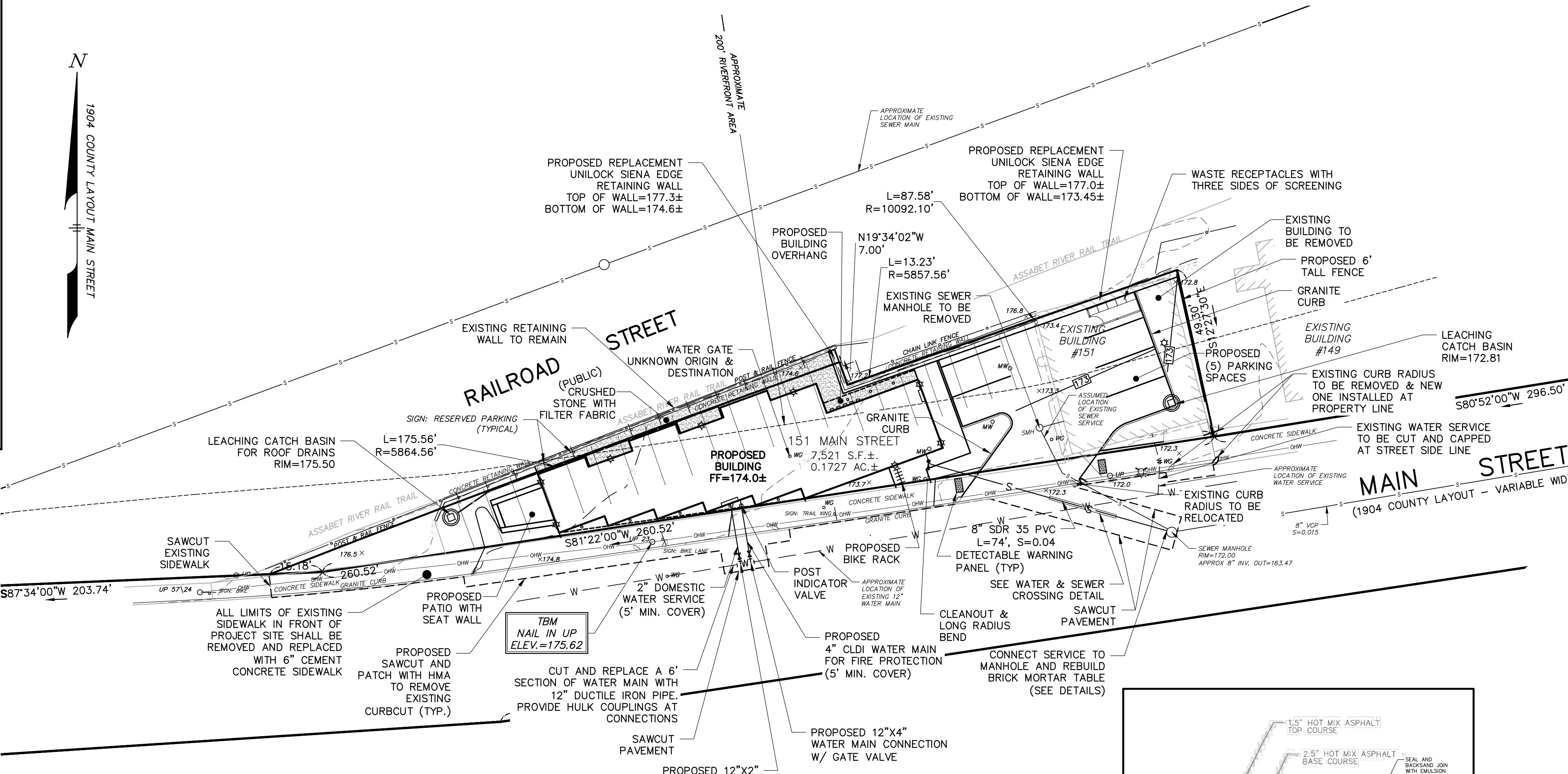


MAYNARD PLANNING BOARD

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
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SAID NOTICE.

DATE _____
TOWN CLERK _____

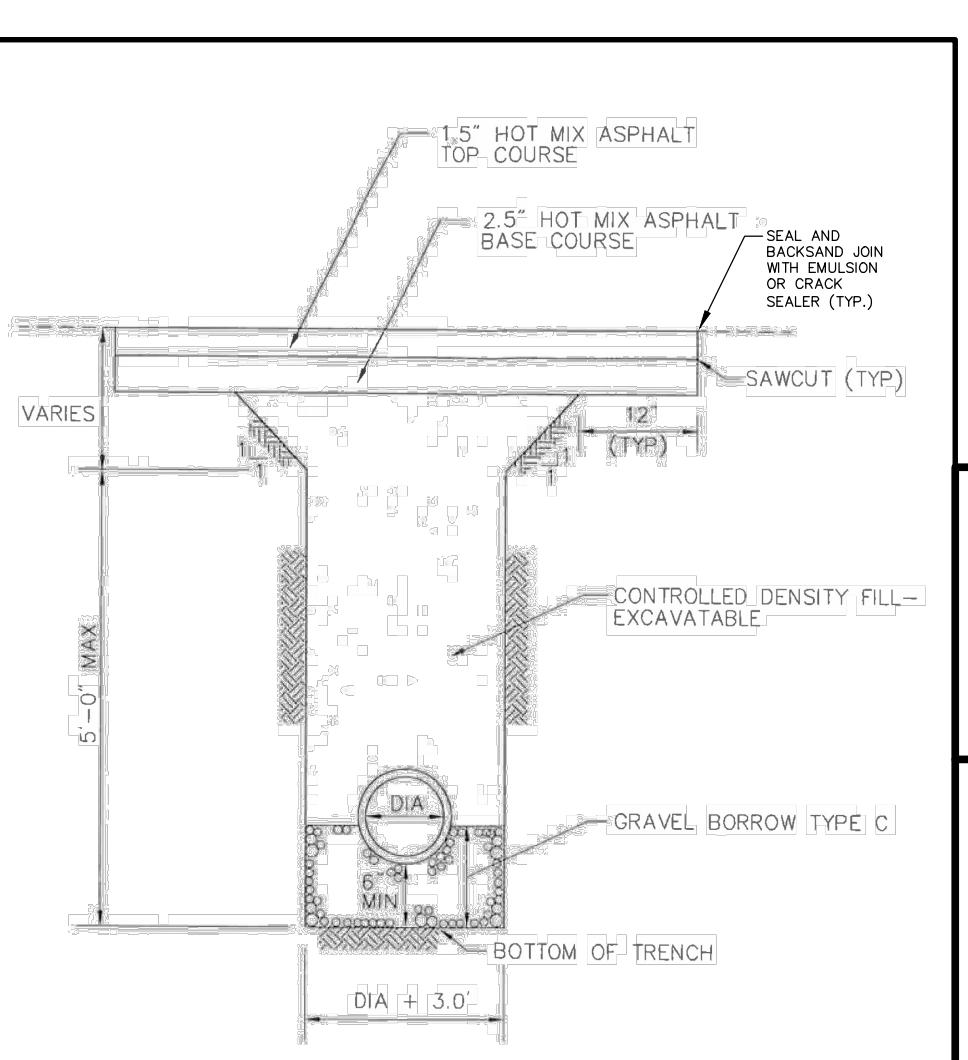


DATUM

N.A.D. OF 1988.

GENERAL NOTES:

- ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE NO. 1-888-344-7233.
- THE MAYNARD DEPARTMENT OF PUBLIC WORKS MUST BE ON SITE THROUGHOUT CONSTRUCTION FOR INSPECTIONS. THE DEPARTMENT SHALL BE GIVEN A MINIMUM OF 1 WEEK NOTICE PRIOR TO THE COMMENCEMENT OF WORK.
- THE EXISTING SEWER SERVICE SHALL BE REMOVED.
- THE SEWER SERVICE SHALL BE CONNECTED DIRECTLY TO THE MANHOLE IN MAIN STREET. THE MORTAR TABLE MUST BE REBUILT IN ACCORDANCE WITH THE SEWER MANHOLE MORTAR TABLE DETAIL.
- THE PROPOSED BUILDING WILL CONSIST OF (2) OFFICE/RETAIL SUITES ON THE GROUND FLOOR TOTALING 2,383 SF, AND (3) 2-BEDROOM RESIDENTIAL UNITS ABOVE (6 TOTAL BEDROOMS).
- HYDRO AND VACUUM EXCAVATION REQUIRED ONCE EXCAVATION DEPTH EXCEEDS 8'.
- BACKFILL MATERIAL WITHIN 6" OF THE SERVICE CONNECTION SHALL BE 4" STONE WITH NO STONES LARGER THAN 1" DIAMETER.
- ADD 0.79' TO CONVERT FROM NAVD OF 1988 TO NGVD OF 1929.

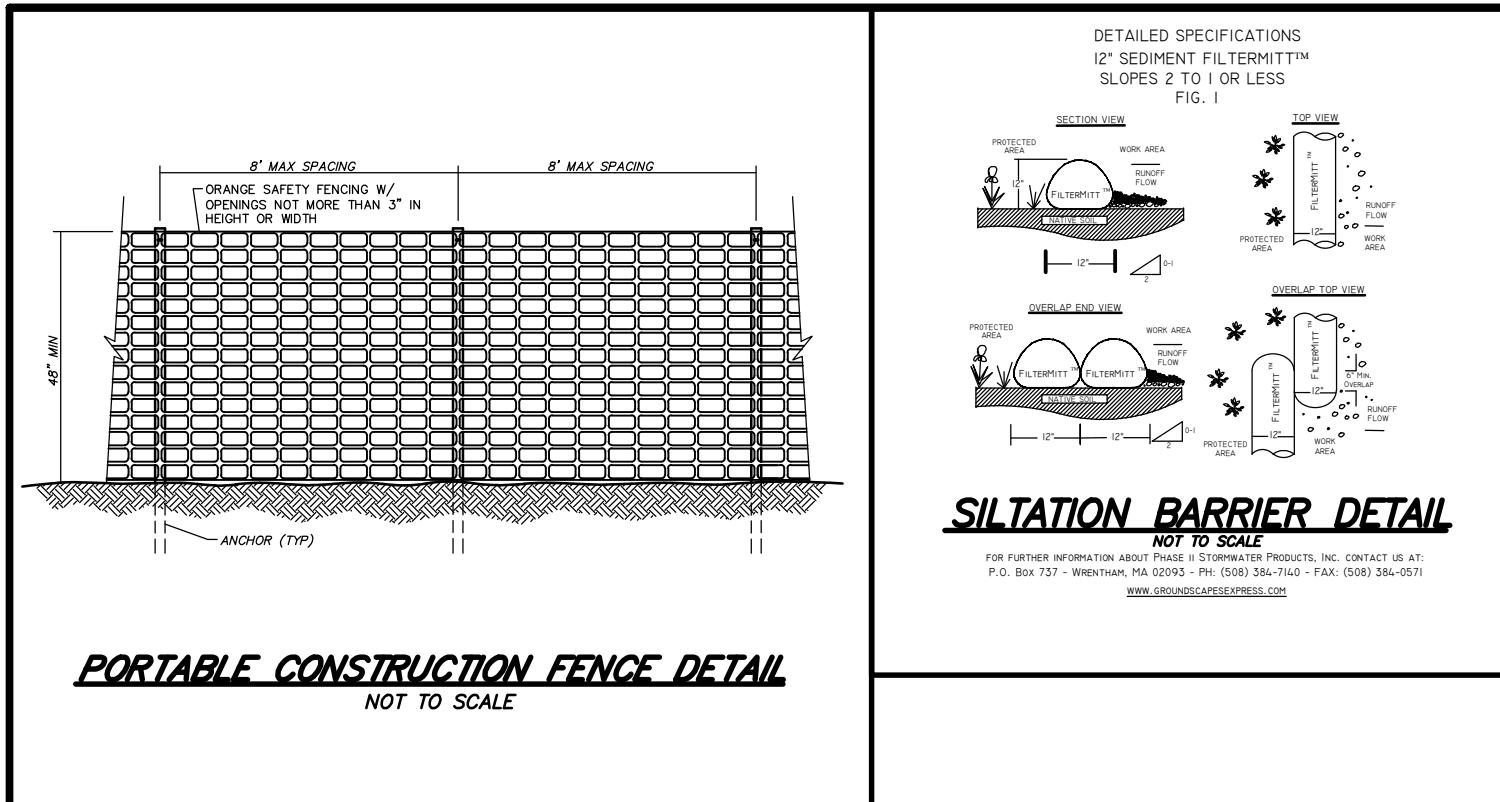


SITE PLAN 151 MAIN STREET IN MAYNARD, MASSACHUSETTS (MIDDLESEX COUNTY)

UTILITY PLAN
FOR: MATTHEW HALL
SCALE: 1"=20'
OCTOBER 9, 2025
REVISED: DEC 4, 2025



STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT
(7820 SITE.dwg) SM-7820 Sheet 5 OF 6

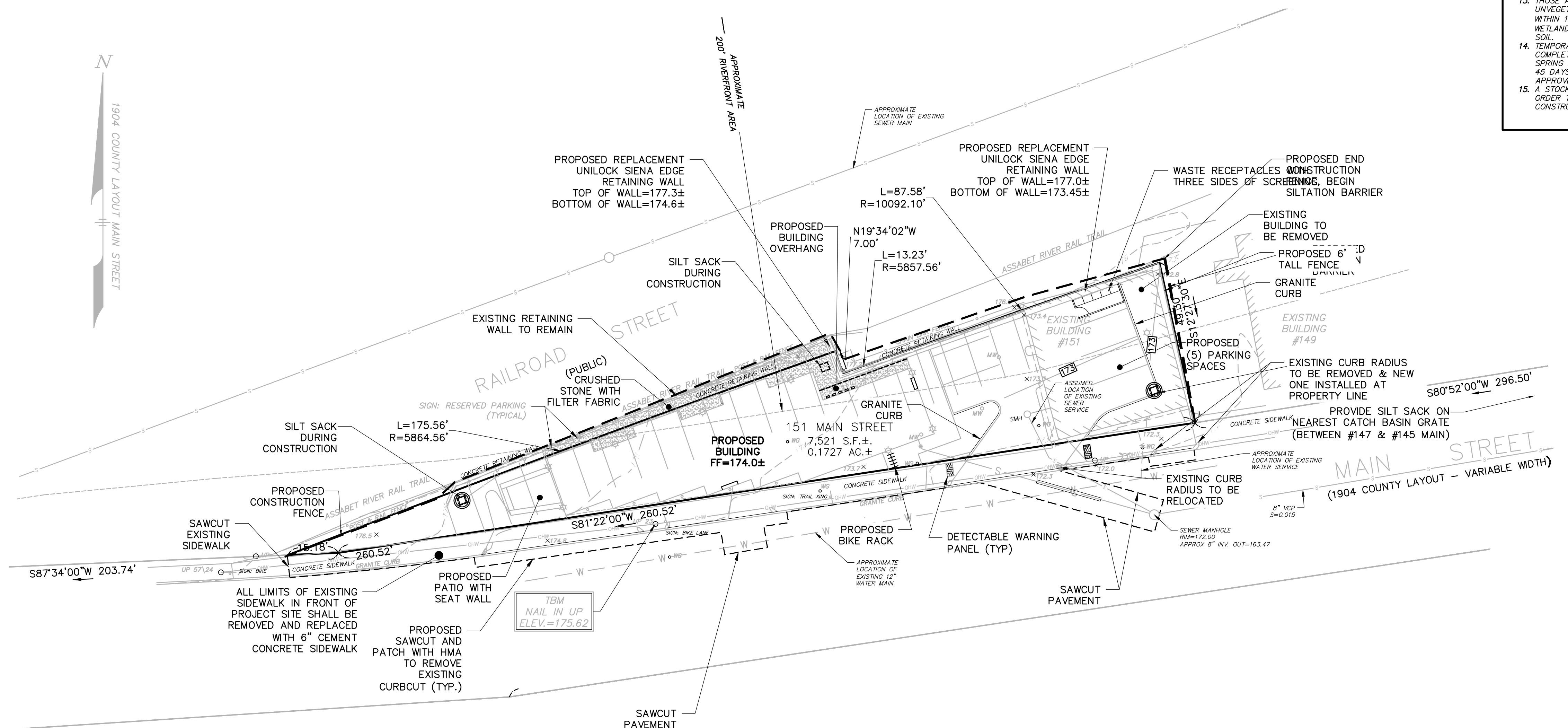


EROSION AND SEDIMENTATION CONTROL NOTES

1. THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE. SILTATION BARRIER AND SILT FENCE SHALL BE PLACED IN ALL AREAS AS SHOWN ON ALL THE PLANS AND IN ANY OTHER AREAS AS DETERMINED NECESSARY DURING CONSTRUCTION.
3. ALL SOIL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES. SOIL STOCKPILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED TARPAULIN SHEETS.
4. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED DURING THE EARLIEST STAGES OF THE PROJECT IN ORDER TO COLLECT RUNOFF AND SEDIMENT.
5. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" OF LOAM AND SEEDED DURING THE GROWING SEASON (APRIL 1 TO NOVEMBER 1) OR COVERED WITH HAYMULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1). IN AREAS SUBJECT TO THE WETLANDS PROTECTION ACT, THE HAYMULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND BE SEDED TO PREVENT EROSION.
6. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED AND GRADED SLOPES ARE STABLE.

INSPECTION/MAINTAINENCE:

7. THE SITE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT WHICH ERODES FROM THE SITE INTO MAIN STREET OR ABUTTING PROPERTY IMMEDIATELY UPON DISCOVERY.
8. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION.
9. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE PER MONTH.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL SPRAY DOWN THE SITE WITH A WATER TRUCK AS NEEDED FOR DUST CONTROL.
11. DURING CONSTRUCTION THE CONTRACTOR SHALL INSPECT MAIN STREET AND SWEEP AS NECESSARY.
12. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AND DEVICES THROUGHOUT CONSTRUCTION. ANY EROSION CONTROL DEVICES FOUND TO NO LONGER TO BE SERVICEABLE SHALL BE REMOVED AND REPLACED. ALL ACCUMULATED SEDIMENTS MUST BE REMOVED WHEN DEPOSITS REACH NO MORE THAN ONE HALF THE HEIGHT OF THE SILTATION BARRIER.
13. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING (7 DAYS IF WITH 100 FEET OF A STREAM, POND OR WETLAND) AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
14. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT THE SITE FROM SPRING RUNOFF PROBLEMS. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TEMPORARY MULCH OR OTHER METHODS APPROVED BY THE ENGINEER SHALL BE EMPLOYED TO PROTECT THE SITE.
15. A STOCKPILE OF STRAWBALES AND ADDITIONAL SILTATION FENCE SHALL BE KEPT ONSITE IN ORDER TO BE ABLE TO IMMEDIATELY RESPOND TO ISSUES WHICH MIGHT DEVELOP DURING CONSTRUCTION.



MAYNARD PLANNING BOARD

APPROVAL DATE: _____

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
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DATE

TOWN CLERK

CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE

1. STAKE THE LIMIT OF WORK AND INSTALL THE CONSTRUCTION FENCE PRIOR TO THE START OF CONSTRUCTION.
2. RAZE THE EXISTING BUILDING AND SAWCUT AND REMOVE THE EXISTING PAVEMENT. INSTALL THE SILTATION FENCE. STRIP VEGETATIVE COVER WITHIN THE WORK AREA. REMOVE ALL STUMPS AND ROOT SYSTEMS, IF PRESENT.
3. EXCAVATE AND INSTALL THE BUILDING FOUNDATION. INSTALL THE ROOF DRAIN DRYWELL AND OTHER UNDERGROUND UTILITIES. CONSTRUCTION VEHICLES SHOULD NOT BE LEFT PARKED WITHIN THE FOOTPRINT OF THE ROOF DRAIN DRYWELL FOR PROLONGED PERIODS TO AVOID COMPACTION OF THE UNDERLYING SOIL. STABILIZE ALL SURFACES AS SOON AS POSSIBLE AFTER GRADING.
4. ONCE UNDERGROUND UTILITIES AND THE FOUNDATION HAS BEEN INSTALLED AND EXPOSED SURFACES HAVE BEEN STABILIZED, CONSTRUCTION OF THE PROPOSED BUILDING CAN PROCEED. INSTALL PAVED DRIVEWAY TO PROTECT THE INFILTRATION BED. DO NOT DISCHARGE CONSTRUCTION PERIOD STORMWATER RUNOFF TO STORMWATER MANAGEMENT AREA UNTIL CONSTRUCTION IS COMPLETED.
5. INSTALL PLANTINGS AS APPROPRIATE ONCE SURFACES HAVE BEEN BROUGHT TO FINAL GRADE.

SITE PLAN

51 MAIN STREET

HAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)

**FORMWATER POLLUTION PREVENTION PLAN
FOR: MATTHEW HALL
CALE: OCTOBER 9, 2025**



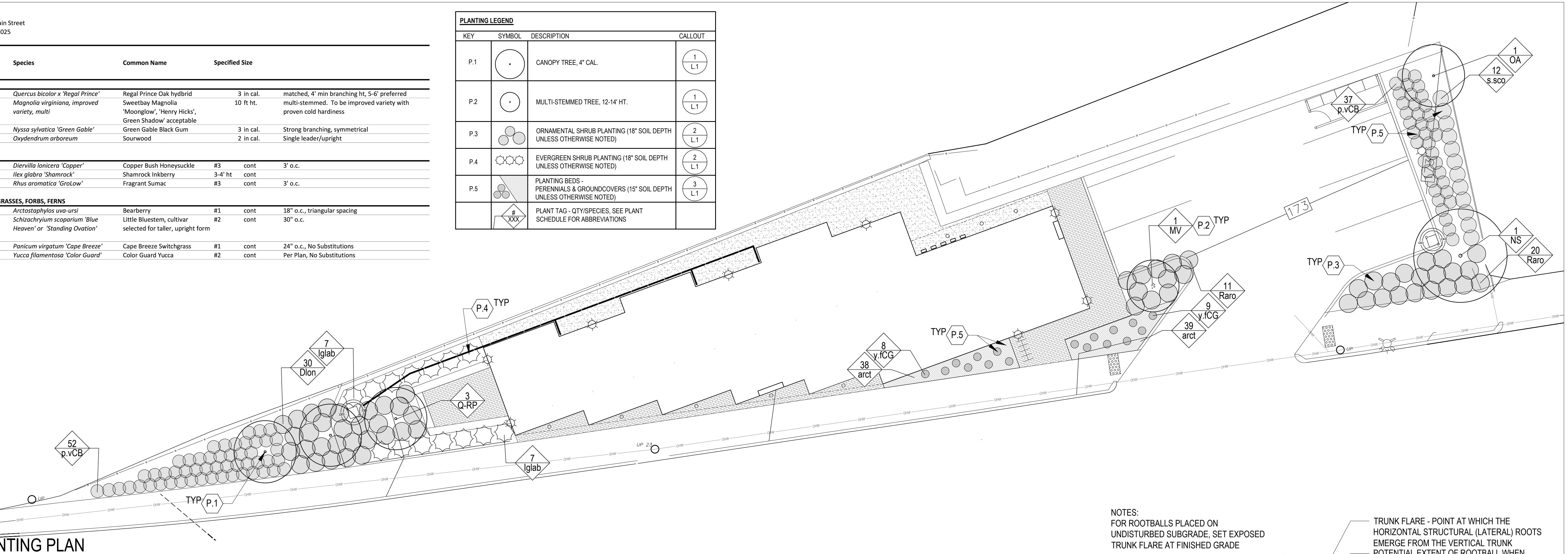
10 20 40 60 80 FT

Key	Qty	Species	Common Name	Specified Size
TREES				
Q-RP	3	Quercus bicolor 'Regal Prince'	Regal Prince Oak hybrid	3 in cal. matched, 4" min branching ht, 5-6" preferred
MV	1	Magnolia virginiana, improved variety, multi	Sweetbay Magnolia 'Moonglow', 'Henry Hicks', Green Shadow' acceptable	10 ft ht. multi-stemmed. To be improved variety with proven cold hardiness
SHRUBS				
Dion	30	Diervilla lonicera 'Copper'	Copper Bush Honeysuckle	#3 cont 3' o.c.
Iglab	14	Ilex glabra 'Shamrock'	Shamrock Inkberry	3-4' ht cont
Raro	31	Rhus aromatica 'GroLow'	Fragrant Sumac	#3 cont 3' o.c.
GROUNDCOVERS, GRASSES, FORBS, FERNS				
arct	77	Arctostaphylos uva-ursi	Bearberry	#1 cont 18" o.c., triangular spacing
s.sco	12	Schizachyrium scoparium 'Blue Heaven' or 'Standing Ovation'	Little Bluestem, cultivar selected for taller, upright form	#2 cont 30" o.c.
P.vCB	89	Panicum virgatum 'Cape Breeze'	Cape Breeze Switchgrass	#1 cont 24" o.c., No Substitutions
y.f	17	Yucca filamentosa 'Color Guard'	Color Guard Yucca	#2 cont Per Plan, No Substitutions

PLANTING LEGEND			
KEY	SYMBOL	DESCRIPTION	CALLOUT
P.1	•	CANOPY TREE, 4" CAL.	1 L.1
P.2	•	MULTI-STEMMED TREE, 12-14' HT.	1 L.1
P.3	●●●	ORNAMENTAL SHRUB PLANTING (18" SOIL DEPTH UNLESS OTHERWISE NOTED)	2 L.1
P.4	●●●	EVERGREEN SHRUB PLANTING (18" SOIL DEPTH UNLESS OTHERWISE NOTED)	2 L.1
P.5	●●●	PLANTING BEDS - PERENNIALS & GROUNDCOVERS (15" SOIL DEPTH UNLESS OTHERWISE NOTED)	3 L.1
	XXX	PLANT TAG - QTY/SPECIES, SEE PLANT SCHEDULE FOR ABBREVIATIONS	

1 PLANTING PLAN

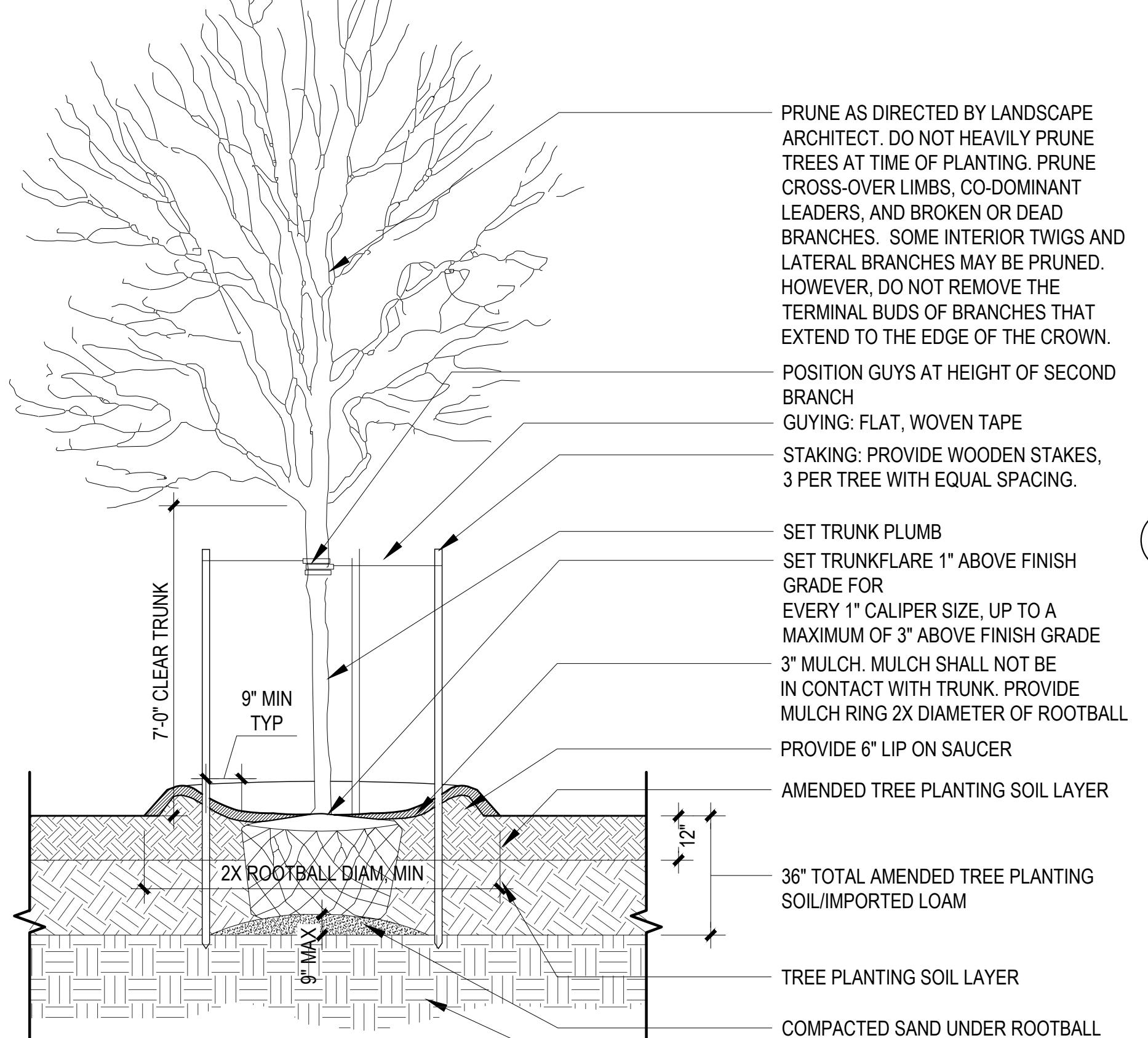
SCALE: 1"=10'-0"



PLANTING NOTES:

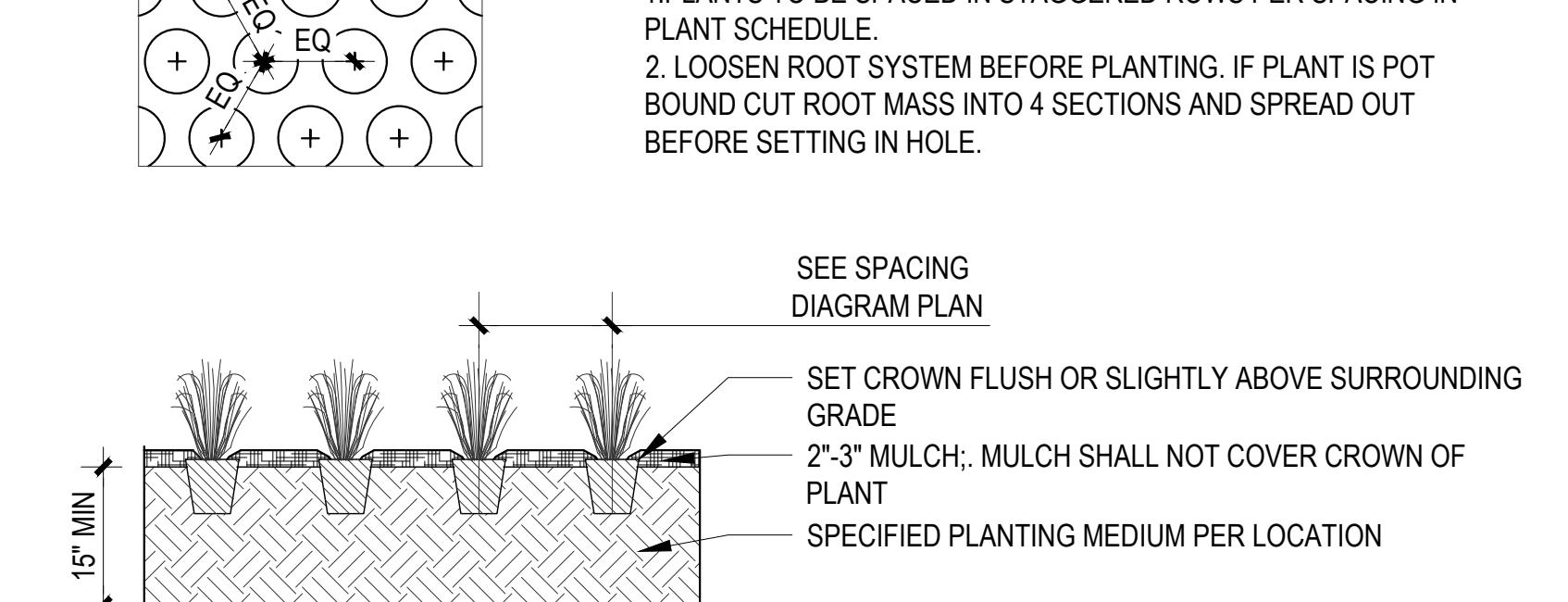
1. REVIEW PROPER TREE-PLANTING TECHNIQUES WITH LA PRIOR TO PLANTING.
2. IF TREE HAS BEEN MARKED WITH NORTH ORIENTATION PRIOR TO DIGGING, POSITION TREE WITH SAME ORIENTATION IN TRANSPLANTED LOCATION, WHEREVER POSSIBLE.
3. CUT FOUR-3" LONG SLITS IN BURLAP AT UNDERSIDE OF ROOTBALL.
4. CUT SEVERAL HOLES IN BURLAP AT TOP OF ROOTBALL WITHOUT REMOVING WIRE OR ROPE LACING. CAREFULLY REMOVE SOIL AND PROBE HOLES TO DETERMINE LOCATION OF ROOTFLARES AND VALLEYS.
5. PREPARE PROPER DEPTH HOLE BASED UPON FORMULA NOTED.
6. ONCE ROOTBALL HAS BEEN LOCATED AT THE PROPER DEPTH WITHIN THE PLANTING HOLE, CAREFULLY CUT ROPE OR WIRE BASKET AWAY FROM ROOTBALL. REMOVE WIRE BASKETS COMPLETELY.
7. CUT AWAY BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
8. CAREFULLY EXPOSE TRUNK FLARE AND VALLEYS USING WHISK BROOM OR HAND TOOLS. AVOID BARK DAMAGE. ASSURE BALL IS AT PROPER HEIGHT. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
9. PRUNE DAMAGED OR GIRDLING ROOTS WITH SHARP PRUNERS.
10. BACKFILL WITH PLANTING MEDIUM AMENDED ACCORDING TO CHEMICAL ANALYSIS AS SPECIFIED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
11. WRAP LOWER PORTION OF TRUNK WITH PROTECTIVE PLASTIC MESH TO AVOID SUNSCALD AFTER REMOVING SOIL FROM TRUNK FLARES/VALLEYS.

GENERAL NOTE: WHERE NEW TREE IS LOCATED WITHIN LAWN, PROVIDE FULL DEPTH TREE PLANTING SOIL EQUAL TO 3 TIMES THE DIAMETER OF THE ROOTBALL, TYP.



2 TYP TREE PLANTING

SCALE: 3/8"=1'-0"

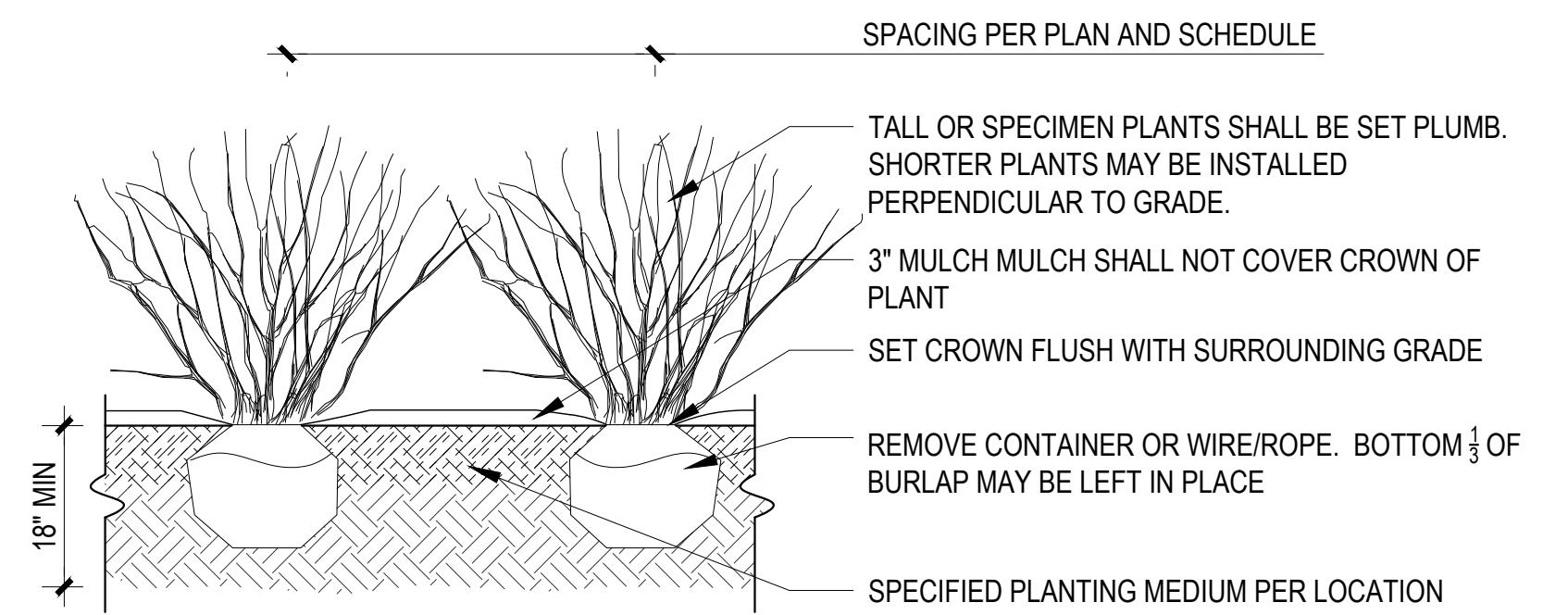


4 TYP PERENNIAL PLANTING

SCALE: 1/2"=1'-0"

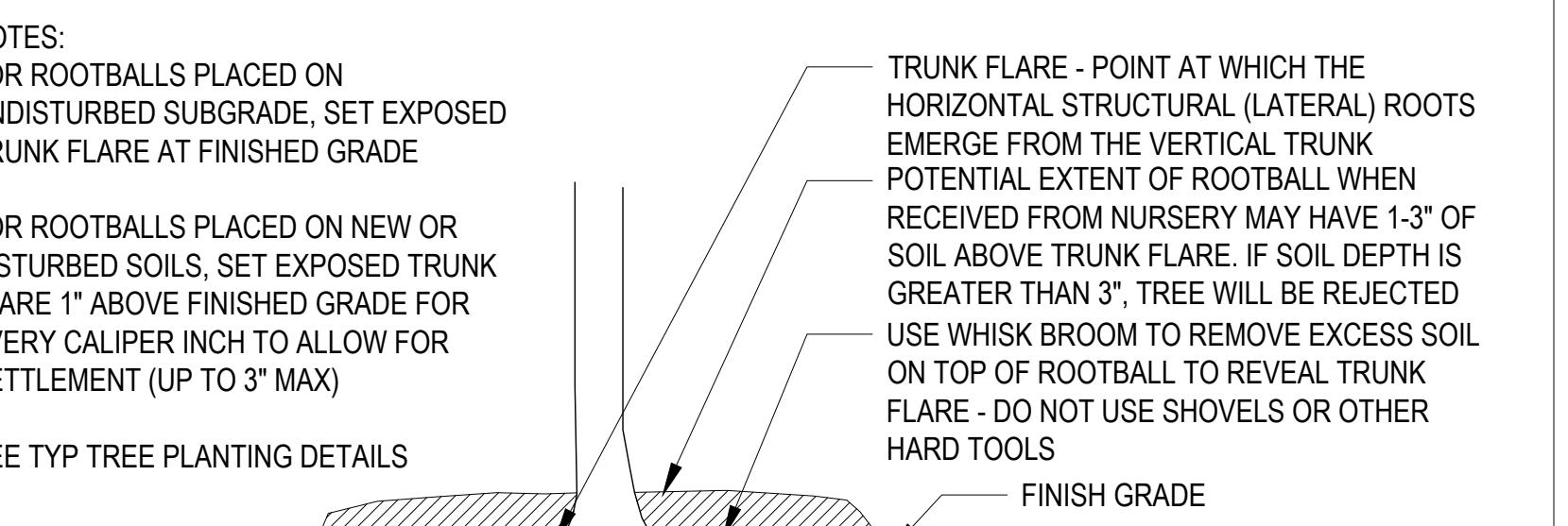
NOTES:

1. LOOSEN ROOT SYSTEM OF POT-BOUND PLANTS BEFORE PLANTING. SCORE ROOTMASS IN 3 OR 4 LOCATIONS.



3 TYP SHRUB PLANTING

SCALE: 1/2"=1'-0"

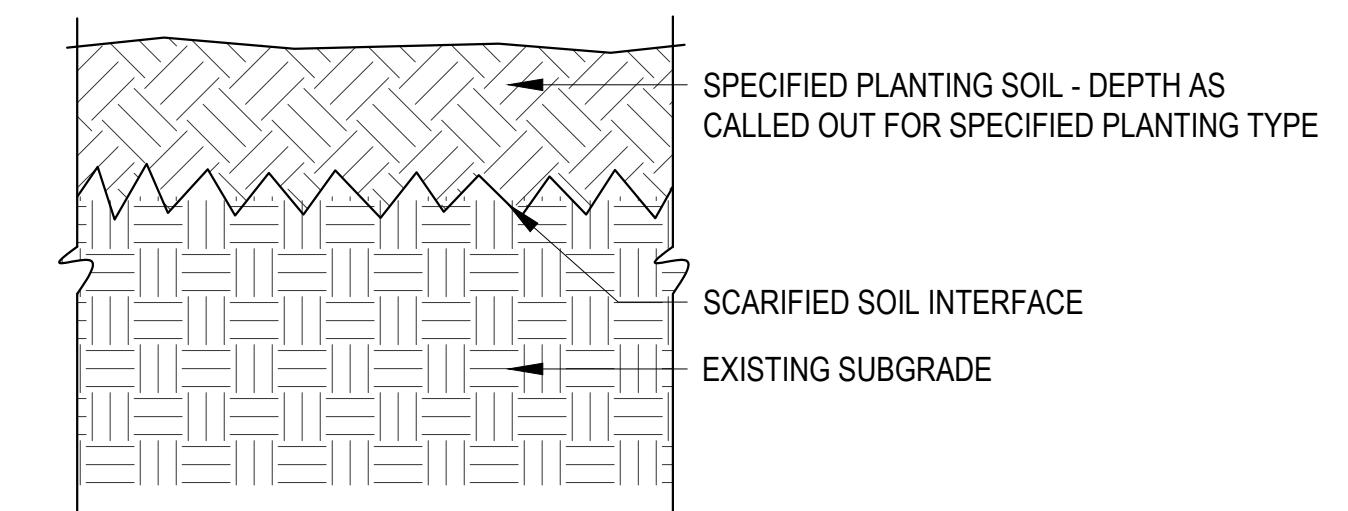


6 ROOTBALL TRUNK FLARE

SCALE: 1"=1'-0"

NOTES:

1. ALL SUBGRADE PREPARATION SHALL BE COMPLETED PRIOR TO INSTALLING PLANTING SOILS.
2. IF INSTALLING PLANTING SOILS ABOVE SUBSOILS THAT HAVE BEEN EXPOSED DURING CONSTRUCTION, CLEAN ALL DEBRIS AND TREAT WEEDS WITH ROUND-UP 2 WEEKS BEFORE BEGINNING SUBGRADE PREPARATION.
3. LOOSEN GROUND A MIN OF 8" WITH THE TEETH OF A BACKHOE OR DEEP TILLAGE SOIL RIPPING ATTACHMENT.
4. INSTALL FIRST 6-8" LIFT OF PLANTING SOILS TO SCARIFIED SUBGRADE AND LIGHTLY COMPACT WITH TRACKED VEHICLE.
5. CONTINUE INSTALLING AND COMPACTING PLANTING SOIL IN 6-8" LIFTS UNTIL REQUIRED DEPTH HAS BEEN MET.
6. CONTRACTOR SHALL ENSURE A PERCOLATION RATE OF AT LEAST 1" PER HOUR AT TIME OF PLANTING IN THE PREPARED PLANTING AREAS (INCLUDING LAWN AREAS).
7. IF UNDISTurbed OR PREPARED SUBGRADE HAS BEEN EXPOSED FOR MORE THAN 1 WEEK, OR HAS EXPERIENCED RAIN, REPEAT RIPPING AND SCARIFICATION OF SUBSOIL SURFACE IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.



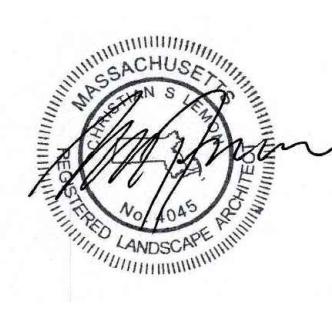
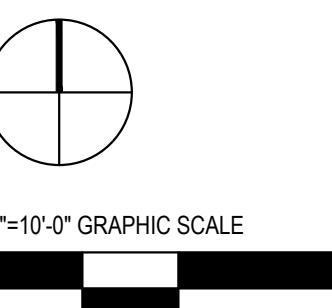
5 SUBGRADE PREPARATION IN PLANTING AREAS

SCALE: 3/4"=1'-0"

151 MAIN STREET
MAYNARD, MA

MATTWORKS, LLC

LEMON BROOKE
10 Concord Crossing
Concord, MA 01742
978.349.3155



SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

REV: DESCRIPTION: DATE:
1 PER TOWN COMMENTS 12/06/2025

DATE: PROJ. NO.: DRAWN: CHECKED:
10/14/2025 25-005

SCALE: AS NOTED

DRAWING TITLE: PLANTING PLAN & DETAILS

SHEET NO:

L.1



Quercus bicolor x 'Regal Prince'
Regal Prince Oak hybrid



Magnolia virginiana,
Sweetbay Magnolia 'Moonglow', 'Henry
Hicks', 'Green Shadow' acceptable



Nyssa sylvatica 'Green Gable'
Green Gable Black Gum



Oxydendrum arboreum
Sourwood



Ilex glabra 'Shamrock'
Shamrock Inkberry



Diervilla lonicera 'Copper'
Copper Bush Honeysuckle



Rhus aromatica 'GroLow'
Fragrant Sumac



Arctostaphylos uva-ursi
Bearberry



Yucca filamentosa 'Color Guard'
Color Guard Yucca



Schizachyrium scoparium 'Blue Heaven' or 'Standing Ovation'
Little Bluestem



Panicum virgatum 'Cape Breeze'
Cape Breeze Switchgrass



SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

REV: 1
DESCRIPTION: PER TON COMMENTS: DATE: 12/08/2025

DATE: 10/14/2025 PROJ. NO: 25-005 DRAWN: CHECKED:

SCALE: 1"=10'-0"

DRAWING TITLE: PLANTING ILLUSTRATIVE

SHEET NO: L.2

Metro40 Collection

landscapeforms

Product Data Sheet



Ride™ Bike Rack

- Capacity: 2 bikes
- Surface mount or embedded to concrete surface.
- Requires only two bolts to mount, with extra surface mount anchor hole provided.
- 4 stainless steel leveling glides within the base are provided for fine adjustment from top side of base.
- Cover plate over bike rack base provides seamless appearance.

	Style	Depth	Width	Height	Product Weight
	Bike Rack	3.3"	28"	26"	50 lb

Hi-Glo™ Pedestrian Light and Lo-Glo™ Path Light

- Please refer to product data sheets for technical information and specifications.

Connect 2.0

- Please refer to the product data sheet for technical information and specifications.

To Specify

- Visit landscapeforms.com.

Designed by BMW Group Designworks

[Click here](#) for patent information related to this product.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2024 Landscape Forms, Inc. Printed in U.S.A.

STATION LOFTS

265 MAIN STREET
MAYNARD, MA 01754

Project No.

2025.03

April 12, 2025

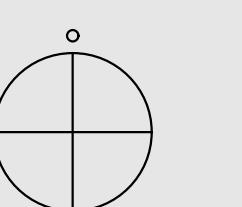
Revisions

▲ Paving pattern, 11/5/2025

Notes

1.
2.
3.

Project North



Scale

3/16"=1'-0"

Site Plan/Paving

1

SITE PLAN/Paving

SCALE: 3/16"= 1'-0"

L.1

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY


LIGHT GRID⁺

SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

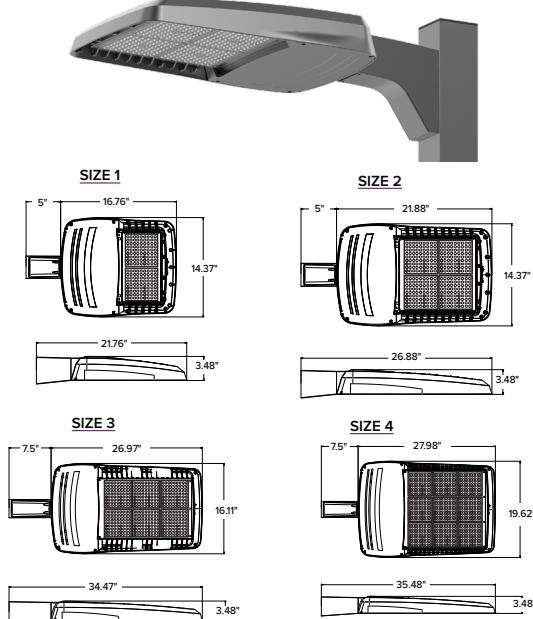
OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

 DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

MICRO STRIKE | STRIKE


ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard.
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

EPA					
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

CATALOG #

VP	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper Area	BLANK Micro Strike	1 Size 1	160L-35 ⁶ 35W - 5,500 Lumens 160L-50 ⁶ 50W - 7,500 Lumens 160L-75 75W - 10,000 Lumens 160L-100 100W - 12,500 Lumens 160L-115 115W - 15,000 Lumens 160L-135 135W - 18,000 Lumens 160L-160 160W - 21,000 Lumens 320L-145 145W - 21,000 Lumens 320L-170 170W - 24,000 Lumens 320L-185 185W - 27,000 Lumens 320L-210 210W - 30,000 Lumens 320L-235 235W - 33,000 Lumens 320L-255 255W - 36,000 Lumens 320L-315 ⁶ 315W - 40,000 Lumens 480L-285 285W - 40,000 Lumens 480L-320 320W - 44,000 Lumens 480L-340 340W - 48,000 Lumens 480L-390 390W - 52,000 Lumens 480L-425 425W - 55,000 Lumens 480L-470 470W - 60,000 Lumens 720L-435 435W - 60,000 Lumens 720L-475 475W - 65,000 Lumens 720L-515 515W - 70,000 Lumens 720L-565 ⁶ 565W - 75,000 Lumens 720L-600 ⁶ 600W - 80,000 Lumens CLO Custom Lumen Output ¹	AP 2700K, 80 CRI 27K8 3000K, 70 CRI 3K7 3000K, 80 CRI 3K8 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT Black Matte Textured	F Fusing	NXWS-16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
A_ Arm mount for round pole ²	BLS Black Gloss Smooth	2PF Dual Power Feed	NXWS-40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT Dark Bronze Matte Textured	2DR Dual Driver	NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}
A_U Universal arm mount for round pole ²	DBS Dark Bronze Gloss Smooth	TE Toolless Entry	WIR LightGRID+ In-Fixture Module ^{3,4}
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	BC Backlight Control ⁸	WIRSC-14F LightGRID+ Module and Occupancy Sensor 14ft Mounting height ^{3,4}
AA_U Adjustable arm mount for round pole ²	LGS Light Grey Gloss Smooth	TB Terminal Block	WIRSC-40F LightGRID+ Module and Occupancy Sensor 40ft Mounting height ^{3,4}
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Gloss Textured	LS Lumen Switch	Stand Alone Sensors
AD_U Decorative upswept arm mount for round pole ²	PSS Platinum Silver Smooth		BTS-14F Bluetooth [®] Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured		BTS-40F Bluetooth [®] Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K Knuckle	WHS White Gloss Smooth		BTSO-12F Bluetooth [®] Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
T Trunnion	VGT Verde Green Textured		7PR 7-Pin Receptacle ⁴
WB Wall Bracket, horizontal tenon with MAF	CC Custom Color		7PR-SC 7-Pin Receptacle with shorting cap ⁴
WM Wall mount bracket with decorative upswept arm			7PR-TL 7-Pin PCR with NEMA photocontrol ⁴
WA Wall mount bracket with adjustable arm			3PR 3-Pin Receptacle ⁴
			3PR-SC 3-Pin receptacle with shorting cap ⁴
			3PR-TL 3-Pin PCR with NEMA photocontrol ⁴
			Programmed Controls
			SCP_F Sensor Control Programmable, 8F or 40F ⁹
			ADD AutoDim Timer Based Dimming ¹⁰
			ADT AutoDim Time of Day Dimming ¹⁰

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

3 – Networked Controls cannot be combined with other control options

4 – Not available with 2PF option

5 – Not available with Dual Driver option

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

Gray Shading = Service Program Limit of 15 luminaires



Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

CATALOG #

VP	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper Area	ST Strike Optics	1 Size 1	36L-39 ⁸ 39W - 5,500 Lumens 36L-55 ⁸ 55W - 7,500 Lumens 36L-85 85W - 10,000 Lumens 36L-105 105W - 12,500 Lumens 36L-120 120W - 15,000 Lumens 72L-115 115W - 15,000 Lumens 72L-145 145W - 18,000 Lumens 72L-180 180W - 21,000 Lumens 72L-210 210W - 24,000 Lumens 72L-240 240W - 27,000 Lumens 108L-215 ⁸ 215W - 27,000 Lumens 108L-250 250W - 30,000 Lumens 108L-280 280W - 33,000 Lumens 108L-325 325W - 36,000 Lumens 108L-365 365W - 40,000 Lumens 162L-320 320W - 40,000 Lumens 162L-365 ¹⁰ 365W - 44,000 Lumens 162L-405 405W - 48,000 Lumens 162L-445 445W - 52,000 Lumens 162L-485 485W - 55,000 Lumens 162L-545 ⁸ 545W - 60,000 Lumens CLO Custom Lumen Output ¹	27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	FR Auto Front Row 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow 5QW Type 5 Square Wide 5QM Type 5 Square Medium 5W Type 5 Wide (Round) 5RW Type 5 Rectangular C Corner Optic TC Tennis Court Optic	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface	BLT Black Matte Textured	F Fusing	NXWS-16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{14.5}
A_ Arm mount for round pole ³	BLS Black Gloss Smooth	E Battery Backup ^{12.7.8.9}	NXWF-40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{14.5}
ASQU Universal arm mount for square pole	DBT Dark Bronze Matte Textured	2PF Dual Power Feed	NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{4.5}
A_U Universal arm mount for round pole ³	DBS Dark Bronze Gloss Smooth	2DR Dual Driver	WIR LightGRID+ In-Fixture Module ^{4.5}
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	TE Toolless Entry	WIRSC-14F LightGRID+ Module and Occupancy Sensor 14ft Mounting height ^{4.5}
AA_U Adjustable arm mount for round pole ³	LGS Light Grey Gloss Smooth	BC Backlight Control	WIRSC-40F LightGRID+ Module and Occupancy Sensor 40ft Mounting height ^{4.5}
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Gloss Textured	TB Terminal Block	Stand Alone Sensors
AD_U Decorative upswept arm mount for round pole ³	PSS Platinum Silver Smooth	LS Lumen Switch	BTS-14F Bluetooth® Programmable, BTSM-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured		BTS-40F Bluetooth® Programmable, BTSM-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
K Knuckle	WHS White Gloss Smooth		BTSO-12F Bluetooth® Programmable, BTSM-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
T Trunnion	VGT Verde Green Textured		7PR 7-Pin Receptacle ⁴
WB Wall Bracket, horizontal tenon with MAF	Color Option		7PR-SC 7-Pin Receptacle with shorting cap ⁴
WM Wall mount bracket with decorative upswept arm	CC Custom Color		7PR-TL 7-Pin PCR with NEMA photocontrol ⁴
WA Wall mount bracket with adjustable arm			3PR 3-Pin Receptacle ⁴
			3PR-SC 3-Pin receptacle with shorting cap ⁴
			3PR-TL 3-Pin PCR with NEMA photocontrol ⁴
			Programmed Controls
			SCP-F Sensor Control Programmable, 8F or 40F ¹¹
			ADD AutoDim Timer Based Dimming ¹²
			ADT AutoDim Time of Day Dimming ¹²

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Battery temperature rating -20C to 55C

3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

4 – Networked Controls cannot be combined with other control options

5 – Not available with 2PF option

6 – Not available with 480V

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG #: _____

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

VIPER Area/Site

VIPER LUMINAIRE

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

ORDERING GUIDE (CONT'D)

CATALOG # _____

Accessory Type	Size	Option
SHD Shield	1 Size 1	HSS-90-B House Side Shield 90° Back
	2 Size 2	HSS-90-F House Side Shield 90° Front
	3 Size 3	HSS-90-S House Side Shield 90° Side
	4 Size 4	HSS-270-BSS House Side Shield 270° Back/Side/Side
		HSS-270-FSS House Side Shield 270° Front/Side/Side
		HSS-270-FSB House Side Shield 270° Front/Side/Back
		HSS-360 House Side Shield 360°
		BC Back Light Control
MTG Mounting	A	Arm Mount for square pole/flat surface
	ASQU	Universal Arm Mount for square pole
	AAU	Adjustable Arm for pole mounting
	ADU	Decorative upswept Arm
	RPA	Round Pole Adapter
	MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm
	K	Knuckle
	T	Trunnion
	WB	Wall Bracket (compatible with universal arm mounts)
Accessory Type		Option
MSC Miscellaneous		BIRD SPK Bird Spike

Current Control Solutions — Accessories (Sold Separately)	
NX Lighting Controls	
<input type="checkbox"/> NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC
LightGRID+ Lighting Control	
<input type="checkbox"/> WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC
<input type="checkbox"/> SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
For additional information related to these accessories please visit currentlighting.com/beacon . Options provided for use with integrated sensor, please view specification sheet ordering information table for details.	
Color Option	
<input type="checkbox"/> CC Custom Color	

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ 

 LIGHTGRID+
 LIGHTING CONTROLS
 MOBILE APP

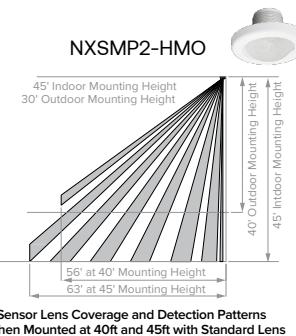
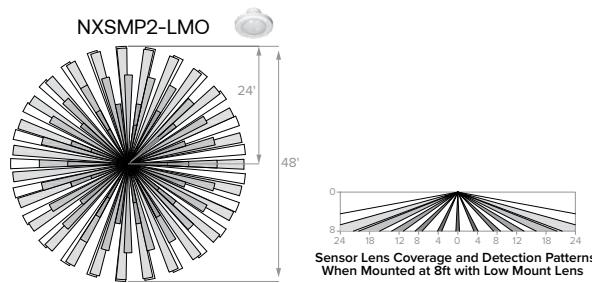
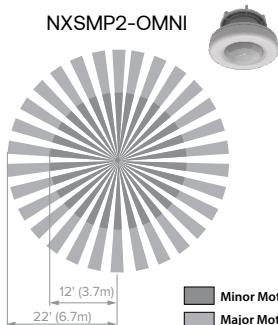
Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components		
		Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height			
NX Wireless	NXOFM1RID-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	-		NXOFM1RID-UV	
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	-		NXRM2-H	
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O	
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO	
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO	
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSM2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft		BTSM2-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft		BTSM2-LMO
	BTS-40F	Bluetooth® Programmable, BTSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft		BTSM2-HMO

DEFAULT SETTINGS

Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubN3T!"	Enabled

Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



VIPER Area/Site

VIPER LUMINAIRE

 DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US



Apple App



Google Play

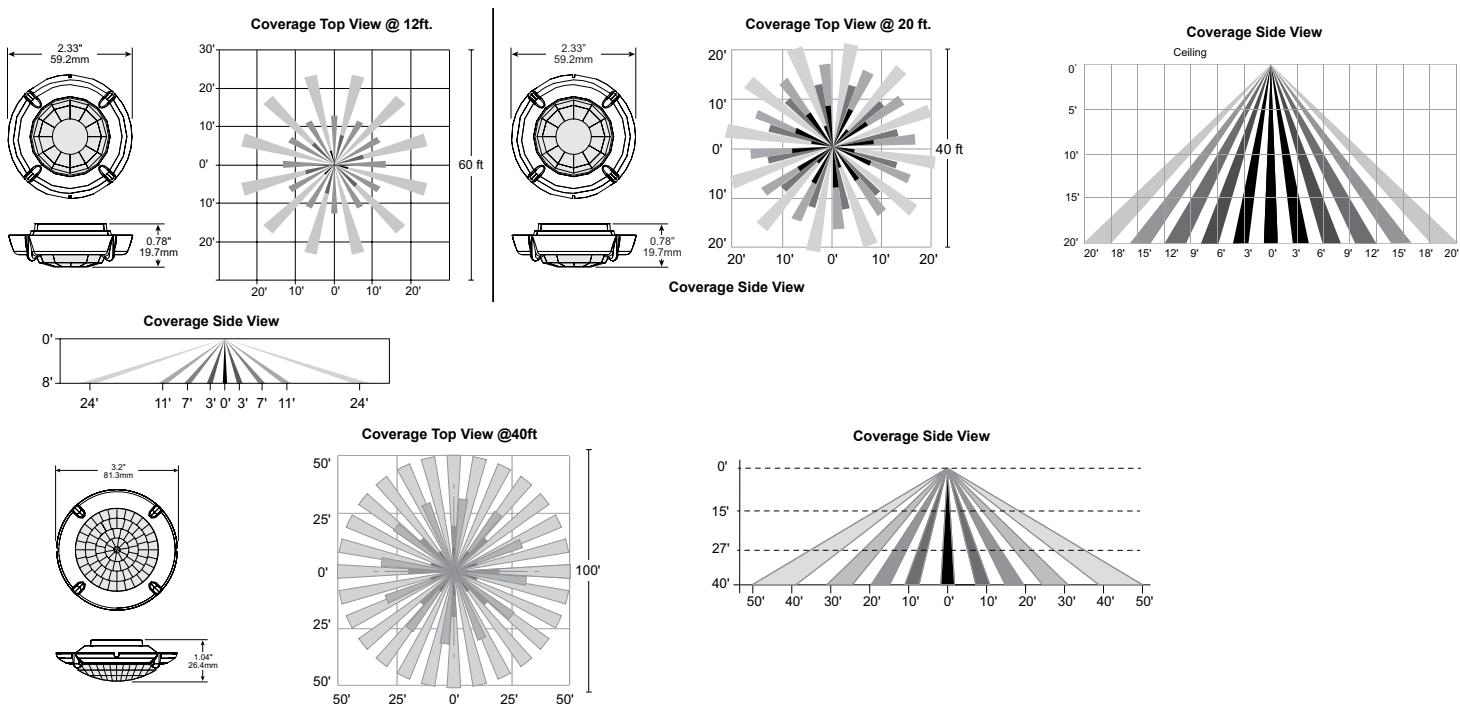
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description	Control Option Functionality									Control Option Components		
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height			
Independent	SCP_F	Sensor Control Programmable, 8ft or 40ft	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F	
	ADD	AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD
	ADT	AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT
	7PR	7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-		7PR-SC
	3PR	3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-		3PR-SC
	3PR-TL	3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-	3PR-TL

COVERAGE PATTERNS FOR SCP_F



VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options	OR	Auto Dim Cod	Time of Day (ADT) Auto-Dim Options	Code	Auto-Dim Brightness	Code	Auto-Dim Return Options	Code	Auto-Dim Brightness
D1	Delay 1 hour	OR	T0	Delay Midnight	0	100% Brightness	R1	Delay 1 hour or 1 AM	0	100% Brightness
D2	Delay 2 hours		T1	Delay 1 AM	1	10% Brightness	R2	Delay 2 hours or 2 AM	1	10% Brightness
D3	Delay 3 hours		T2	Delay 2 AM	2	20% Brightness	R3	Delay 3 hours or 3 AM	2	20% Brightness
D4	Delay 4 hours		T3	Delay 3 AM	3	30% Brightness	R4	Delay 4 hours or 4 AM	3	30% Brightness
D5	Delay 5 hours		T4	Delay 10 PM	4	40% Brightness	R5	Delay 5 hours or 5 AM	4	40% Brightness
D6	Delay 6 hours		T5	Delay 11 PM	5	50% Brightness	R6	Delay 6 hours or 6 AM	5	50% Brightness
D7	Delay 7 hours		T6	Delay 6 PM	6	60% Brightness	R7	Delay 7 hours or 7 AM	6	60% Brightness
D8	Delay 8 hours		T7	Delay 7 PM	7	70% Brightness	R8	Delay 8 hours or 8 AM	7	70% Brightness
D9	Delay 9 hours		T8	Delay 8 PM	8	80% Brightness	R9	Delay 9 hours or 9 AM	8	80% Brightness
D0	Delay 0 hours		T9	Delay 9 PM	9	90% Brightness	R0	Delay 0 hours or 12 AM	9	90% Brightness

DELIVERED LUMENS

 For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature	Lumen Multiplier
0°C	32°F
10°C	50°F
20°C	68°F
25°C	77°F
30°C	86°F
40°C	104°F

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

VIPER Area/Site

VIPER LUMINAIRE

 DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480						
NOMINAL WATTAGE	285	320	340	390	425	470	
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468	
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	2.38	2.67	2.83	3.25	3.54	3.92	
208	1.37	1.54	1.63	1.88	2.04	2.26	
240	1.19	1.33	1.42	1.63	1.77	1.96	
277	1.03	1.16	1.23	1.41	1.53	1.70	
347	0.82	0.92	0.98	1.12	1.22	1.35	
480	0.59	0.67	0.71	0.81	0.89	0.98	

# OF LEDS	720						
NOMINAL WATTAGE	435	475	515	565	600		
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9		
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	3.63	3.96	4.29	4.71	5.00		
208	2.09	2.28	2.48	2.72	2.88		
240	1.81	1.98	2.15	2.35	2.50		
277	1.57	1.71	1.86	2.04	2.17		
347	1.25	1.37	1.48	1.63	1.73		
480	0.91	0.99	1.07	1.18	1.25		

VIPER Area/Site

VIPER LUMINAIRE

 DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162				
NOMINAL WATTAGE	320	365	405	445	485
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04
208	1.56	1.54	1.95	2.14	2.33
240	1.35	1.33	1.69	1.85	2.02
277	1.17	1.16	1.46	1.61	1.75
347	0.94	0.92	1.17	1.28	1.40
480	0.68	0.67	0.84	0.93	1.01

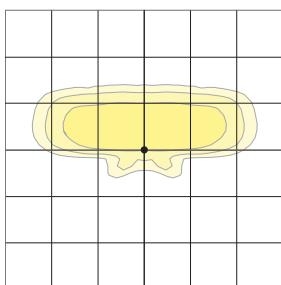
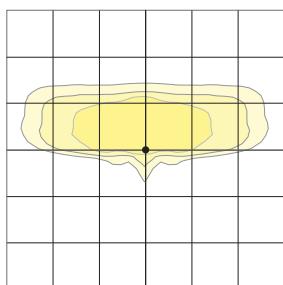
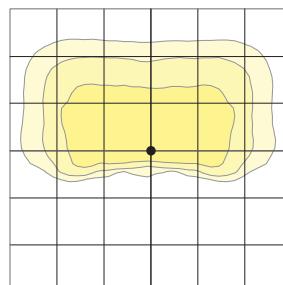
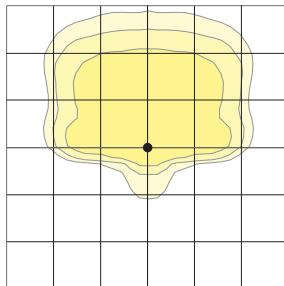
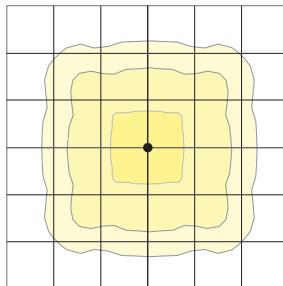
VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2

Type 3

Type 4 Wide

Type 4F

Type 5QW


VIPER Area/Site

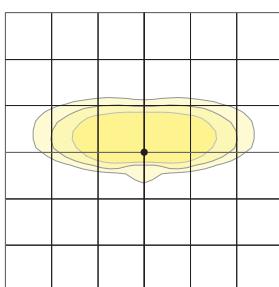
VIPER LUMINAIRE

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TYPE:	PROJECT:
CATALOG #:	

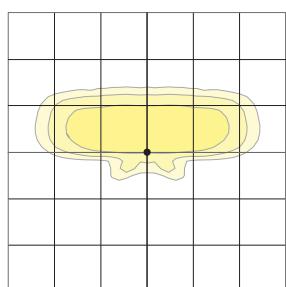
OPTIC STRIKE PHOTOMETRY

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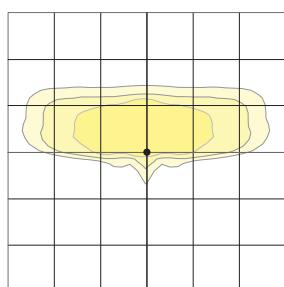
Type FR – Front Row/Auto Optic



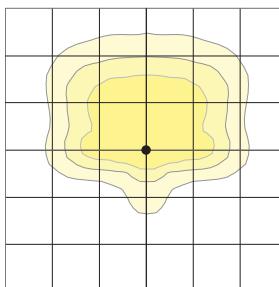
Type 2



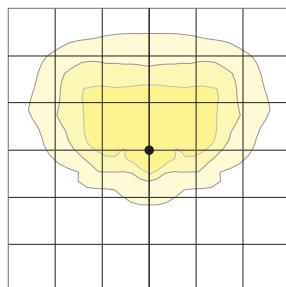
Type 3



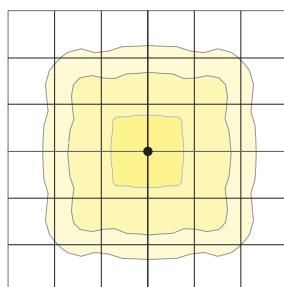
Type 4 Forward



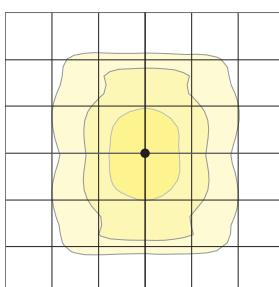
Type 4 Wide



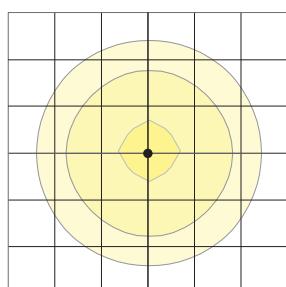
Type 5QM



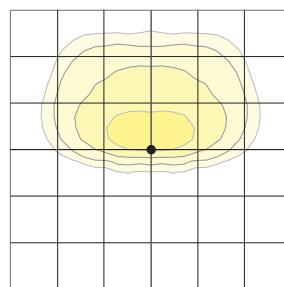
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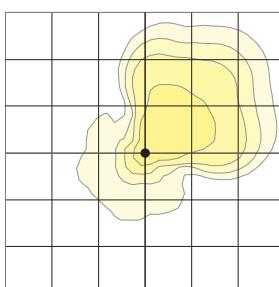
Type 5W (round wide)



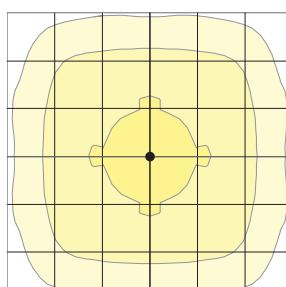
Type TC



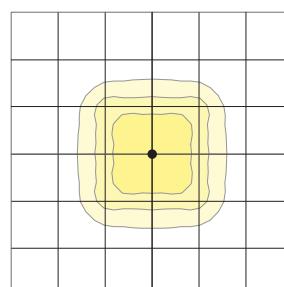
Type Corner



Type 5QW



Type 5QN

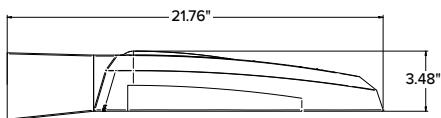
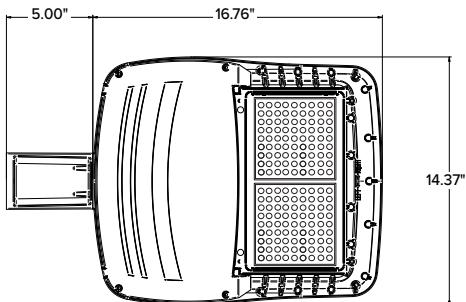


VIPER Area/Site

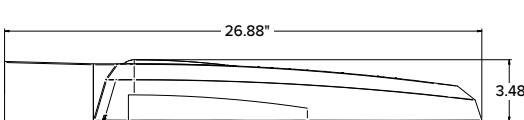
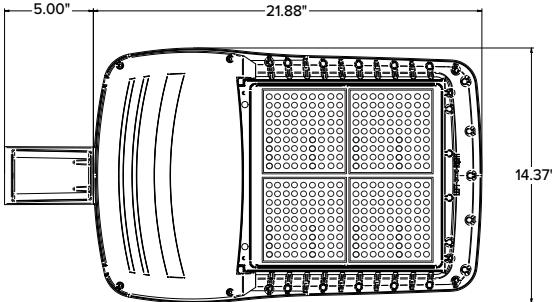
VIPER LUMINAIRE

DIMENSIONS

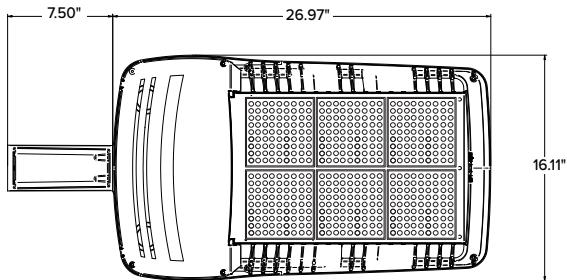
SIZE 1



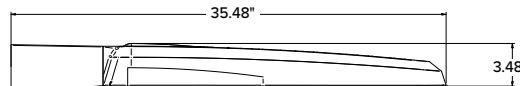
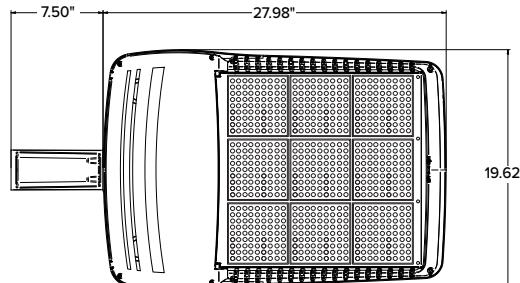
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

VIPER LUMINAIRE

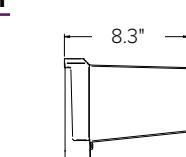
MOUNTING



A-Straight Arm Mount

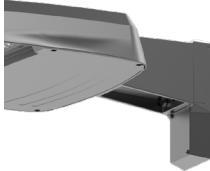
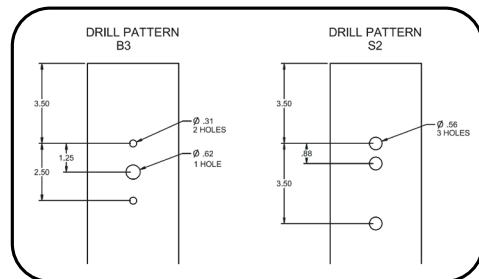
Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	



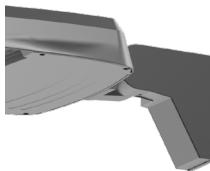
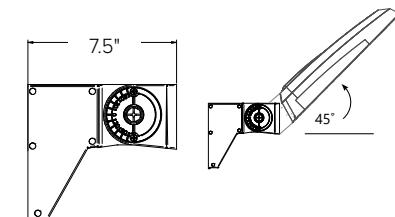
ASQ-U-Universal Arm Mount

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



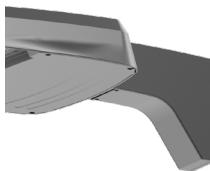
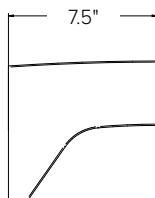
AAU-Adjustable Arm for Pole Mounting

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



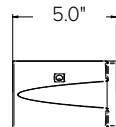
ADU-Decorative Upswept Arm

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



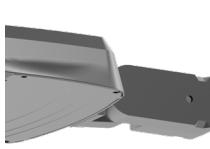
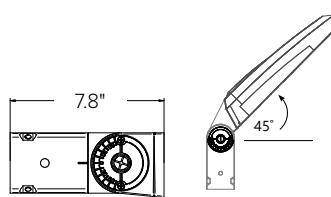
MAF-Mast Arm Fitter

Fits 2-3/8" OD horizontal tenons.



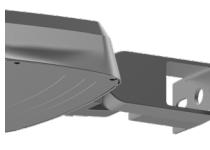
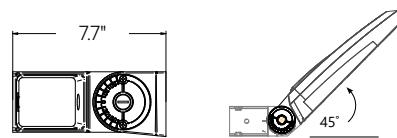
K-Knuckle

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



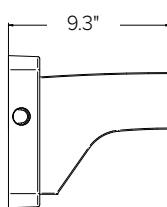
T-Trunnion

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-Wall Mount

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

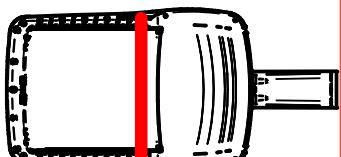
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

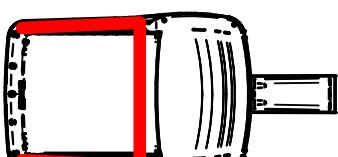
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

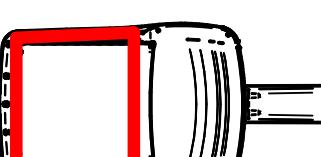
VPR2x HSS-90-B-xx



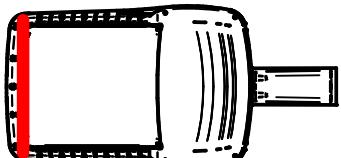
VPR2x HSS-270-BSS-xx



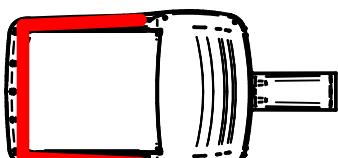
VPR2x HSS-360-xx



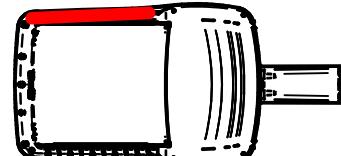
VPR2x HSS-90-F-xx



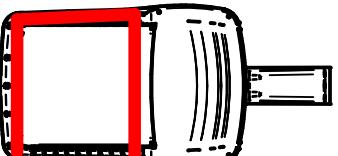
VPR2x HSS-270-FSS-xx



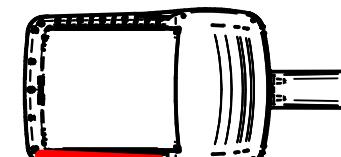
VPR2x HSS-90-S-xx



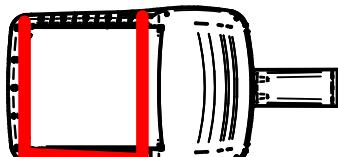
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



To: Planning Board, Town of Maynard
Date: November 11, 2025
Re: 151 Main Street
Copy: Matt Hall, MATTWORKS

Prior to Design Review on behalf of the town, I met with applicant Matt Hall in Summer 2025 to discuss his vision for this project. We reviewed his preliminary design materials and toured portions of the district on-foot at that time. Under Design Review this autumn, I met again with Matt over a fuller set of elaborated materials. I have since then briefly reviewed the materials again myself, and spoken with him by phone. To meet the scope of our June 17, 2025 contract, this Brief is drafted in two hours' time.

Design Review Brief

With his materials and his engagement, Mr. Hall has demonstrated respect for the intent of the DOD, confidence in the process, and sensitivity to the challenges and opportunities within the district and unique to the site at 151 Main. His package is a well-coordinated product of a team of competent professionals. I expect Matt and his team will be nimble in responding to feedback within the approvals process, into construction, and beyond. Executed well, this development would make significant positive contributions to the Downtown Mixed-Use Overlay District.

At the broadest scale, the project's massing is a clever response to the geometric limits of an unusually constrained site. More closely, the South / Main Street façade makes clever use of a well-proportioned and rhythmic structural faceting to a striking and beautiful effect reminiscent of cross-pond views of The Mill's Building 3. The treatment at the streetside / storefront base-and-canopy effect makes an effective human-scaling of the mass, an enrichment of the pedestrian experience, a reference to the historic tripartite (base shaft capital) vertical expression, and shelters space for window-shopping and access+egress for two retail spaces. (A permanent version of the fabric awnings common in the district.) Shadows in bright sun and artificial lighting at night will call attention to the artful interplay of the canopy's straight edge slice through the faceting's continuous extrusion.

The building's success as an architectural contributor to the district's built fabric will depend on the architectural detailing of the various materials over the range of their many conditions. (What does an outside corner reveal about the material? Is it thin and/or adhered? Does it appear applied or superficial? Does it appear substantive and load-bearing?) Window and door openings, inside corners, outside corners, the parapet, the canopy, and any meeting of adjacent materials and execution of these details in the field will make or break the built result of the proposal.

Materials represented in the sheet titled Rendered Perspective & Materials look well-suited to help the building manifest its potential, but their detailing largely remains to be shown. Detailing should convey qualities of mass and substance integral to the materials' role in the building's composition.

In my opinion, the site engagement and façade at the North / Railroad Street and Rail Trail side need improvement. Within the neighborhood, Epsilon's parking lot and building were not positive contributors. The neighborhood has in recent years also suffered the loss of an important row of shade trees. This proposed building's front-and-back bias presents an emphatic back-side to the neighborhood, blocking long views without contributing a relatable human scale. At a minimum, the windows here should be elongated vertically. By the rail trail's close proximity and its condition as a conduit for moving vantage points, this North façade presents a unique artistic / architectural opportunity not yet tapped. At a minimum, a broad and well-integrated mural here would enrich the experience of the trail and contribute to the district in the Maynard as a Canvas tradition. More ambitiously, this façade presents a unique opportunity for 'lenticular'-based or related piece of art.

At the board's request, I would be pleased to provide further review in writing or in-person either on an hourly basis or by way of additional increment(s) or iteration(s) per our 06.17.2025 agreement.

Best,


W. Timothy Hess, AIA

From: [Wayne Amico](#)
To: [James Alexander](#); [OMS OMS](#)
Cc: [Bill Nemser](#); [Richard Asmann](#); [Clerk](#); [Gregory Wilson](#); [Steven Silverstein](#); [Gregory Johnson](#); [DPW](#); [Justin DeMarco](#); [Christopher Troiano](#); [Angela Lawless](#); [Conservation](#); [assessors](#); [Zoe Piel](#); [Mark Alston-Follansbee](#); [Chris Kline](#); [Bill Cranshaw](#); [Chris Arsenault](#); [Jeff Black](#); [Natalie Robert](#); [Marianne Harrold](#); [Conservation](#); [Michael Hatch](#); [Julia Flanary](#)
Subject: RE: 11/12/25 PB Meeting: PB2516 - 151 Main Street
Date: Tuesday, October 28, 2025 2:30:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[The Gately Maynard - 101425 Zoning Package Combined Site Plan - WPA Comments.pdf](#)

Hi Jim and OMS team, I have reviewed the attached Civil Site Plan submittal for 151 Main Street. I have made comments throughout the **Civil Set of plans**. I have not reviewed landscape or architecture.

I have detailed comments in the attached plan set, but a few highlights (this list is not complete, please refer to the plans):

- Is there a stormwater report that indicates no increase runoff from the site into the public way?
- All existing sidewalk in front of the property of the proposed project shall be replaced with cem concrete walk.
- All existing driveways except the one where vehicles can access the site are to be closed, including installation of new granite curbing.
- I recommend that the Photometric plan be reviewed to confirm that the illumination levels outside of the property line do not exceed the town standards for foot-candle measurements outside the project's property line.
- A statement was made in the Application that *"A Utility Plan was provided to the Maynard Department of Public Works for review to upgrade the water and sewer services and have issued a letter stating the Town of Maynard can meet the requested water demand use proposed by this project."* regardless of this statement, I recommend that the Planning Board receive confirmation from DPW Water and Sewer that this project has been approved for water and sewer services according to the details shown on Civil sheets 3 and 5 of this plan set. All Water and Services Connections, modifications and abandonments shall be coordinated with Justin DeMarco, Mike Hatch and Julia Flanary from DPW W/S.

Please feel free to call with any questions.
Thank you.

Wayne P. Amico, PE
Maynard Town Engineer
195 Main Street
Maynard, MA 01754
978-793-0444



From: James Alexander <jalexander@townofmaynard.net>
Sent: Wednesday, October 22, 2025 2:51 PM

To: OMS OMS <oms@TownofMaynard.net>
Cc: Bill Nemser <bnemser@TownofMaynard.net>; Richard Asmann <rasmann@TownofMaynard.net>; Clerk <clerk@TownofMaynard.net>; Gregory Wilson <gwilson@townofmaynard.net>; Steven Silverstein <ssilverstein@townofmaynard.net>; Gregory Johnson <gjohnson@TownofMaynard.net>; DPW <dpw@TownofMaynard.net>; Justin DeMarco <jdemarco@townofmaynard.net>; Christopher Troiano <CTroiano@maynardpolice.com>; Angela Lawless <alawless@TownofMaynard.net>; Conservation <conservation@townofmaynard.net>; assessors <assessors@TownofMaynard.net>; Wayne Amico <wamico@townofmaynard.net>; Zoe Piel <zpiel@townofmaynard.net>; Mark Alston-Follansbee <mark.alston.follansbee@gmail.com>; Chris Kline <cjkline@gmail.com>; Bill Cranshaw <bill.cranshaw@verizon.net>; Chris Arsenault <CArsenault@townofmaynard.net>; Jeff Black <jeffblack1012@gmail.com>; Natalie Robert <ovenrack@gmail.com>; Marianne Harrold <mharrold@townofmaynard.net>; Conservation <conservation@townofmaynard.net>
Subject: 11/12/25 PB Meeting: PB2516 - 151 Main Street

Good afternoon,

Please find attached the routing memo and application package for 151 Main Street. The supporting materials are attached above separately. Please contact this office if you would like a hard copy of the application and supporting materials.

Best,

Jim Alexander
Admin. Assistant
Office of Municipal Services
Town of Maynard



195 Main Street
Maynard, Massachusetts 01754

P: (978) 897-1302
www.townofmaynard-ma.gov

THE GATELY



151 MAIN STREET, MAYNARD, MA

A MIXED-USE BUILDING IN THE DOWNTOWN OVERLAY DISTRICT DEVELOPED BY MATTWORKS

CIVIL

151 MAIN STREET

SITE PLAN

MAYNARD, MASSACHUSETTS

OCTOBER 9, 2025

SHEET 1 COVER SHEET
 SHEET 2 EXISTING CONDITIONS
 SHEET 3 SITE DEVELOPMENT
 SHEET 4 LAYOUT PLAN
 SHEET 5 UTILITY PLAN
 SHEET 6 STORMWATER POLLUTION PREVENTION PLAN

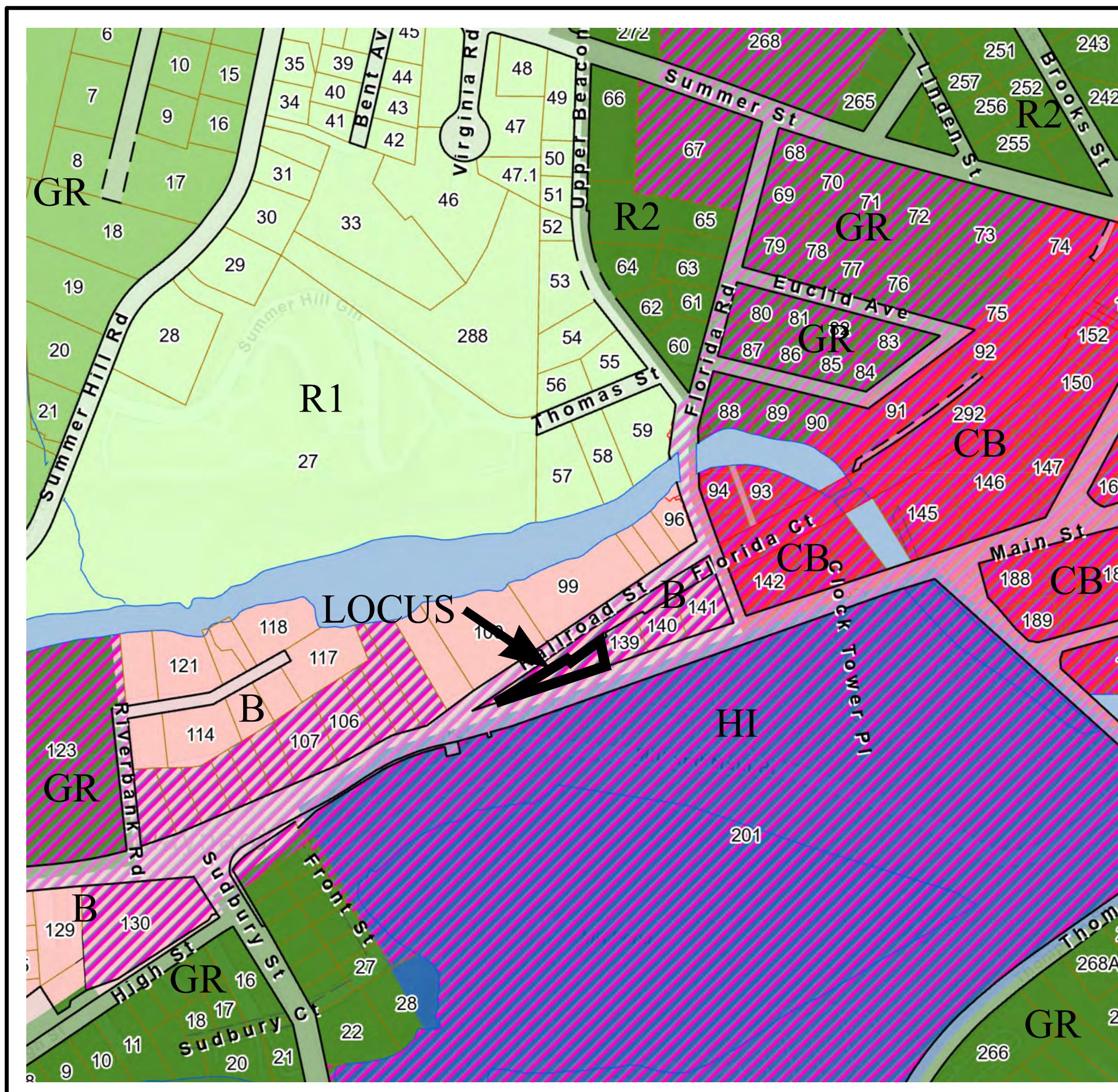
MAYNARD PLANNING BOARD

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

DATE _____

TOWN CLERK _____



LOCUS PLAN
SCALE: 1"=200'

ENGINEER/SURVEYOR

STAMSKI AND MCNARY, INC.

1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585

LOCATION
151 MAIN STREET
MAP 14, PARCEL 138
OLD PID: 1253

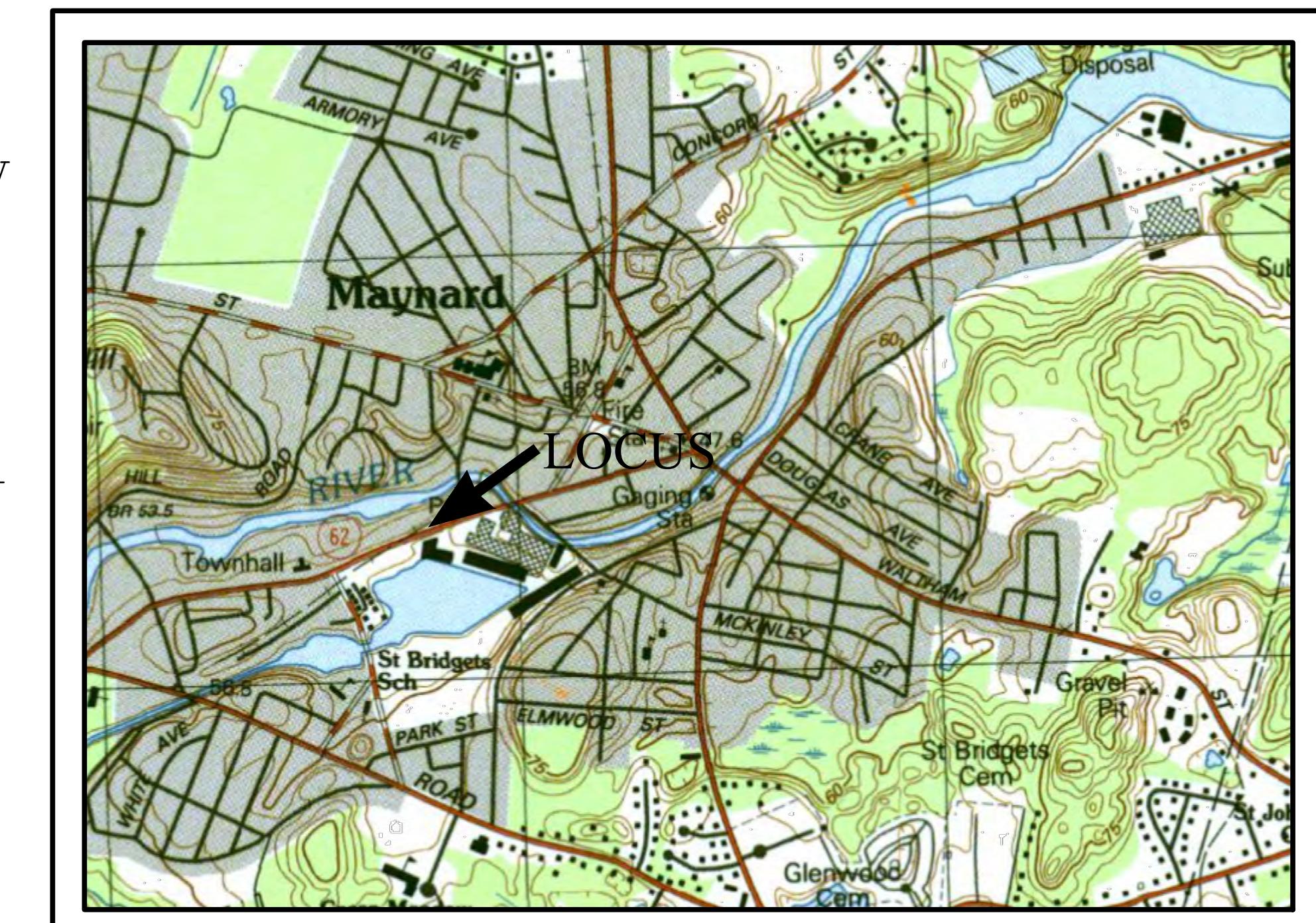
ZONING DISTRICT
B - BUSINESS DISTRICT
BUSINESS DISTRICT OVERLAY

APPLICANT
MATTHEW HALL
76 BROOK TRAIL ROAD
CONCORD, MA 01742

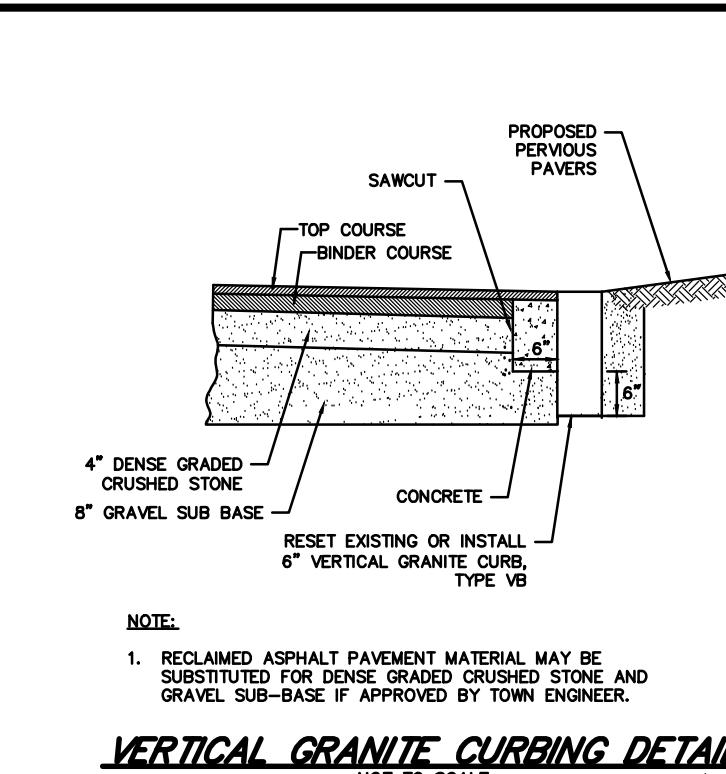
RECORD OWNER
151 MAIN ST PARKING LLC
3 CLOCK TWR PL STE 250
MAYNARD, MA 01754

LAND USE DATA			
SECTION	ZONING BY-LAW REQUIREMENTS DOWNTOWN MIXED-USE OVERLAY DISTRICT (DOD)	EXISTING	PROPOSED
9.4.4	MIN LOT AREA REQUIRED 6,000 (4 UNITS)	7,521 SF	7,521 SF
9.4.4	MIN LOT FRONTAGE 20	275.7 FT	275.7 FT
9.4.4	MIN LOT WIDTH 0	N/A	N/A TRIANGULAR LOT
9.4.4	MAX YARD REQUIREMENTS FRONT 10	1.0± FT	0.1± FT
9.4.4	MIN SIDE & REAR YARD 0	-1.5± FT*	0.6± FT
9.4.4	MAXIMUM COVERAGE BY BUILDING 90% (6,769 S.F.)	22.5% (1,694 S.F.)	36.0% (2,708 S.F.)
9.4.4	MAXIMUM BUILDING HEIGHT (FT) 45	<45 FT	<45 FT
9.4.8	PARKING STANDARDS WITHIN THE DOD		
9.4.8.1	PARKING LOCATION OFFSITE PARKING ALLOWED BY SPECIAL PERMIT	N/A	
9.4.9	DWELLING UNIT 1.5 SPACES/UNIT (3 UNITS=5 SPACES)	N/A	0
	RETAIL/OFFICE SPACE 1 SPACE 500 S.F. G.F.A. (OFFICE/RETAIL) 21	(2,703 SF=6 SPACES)	0

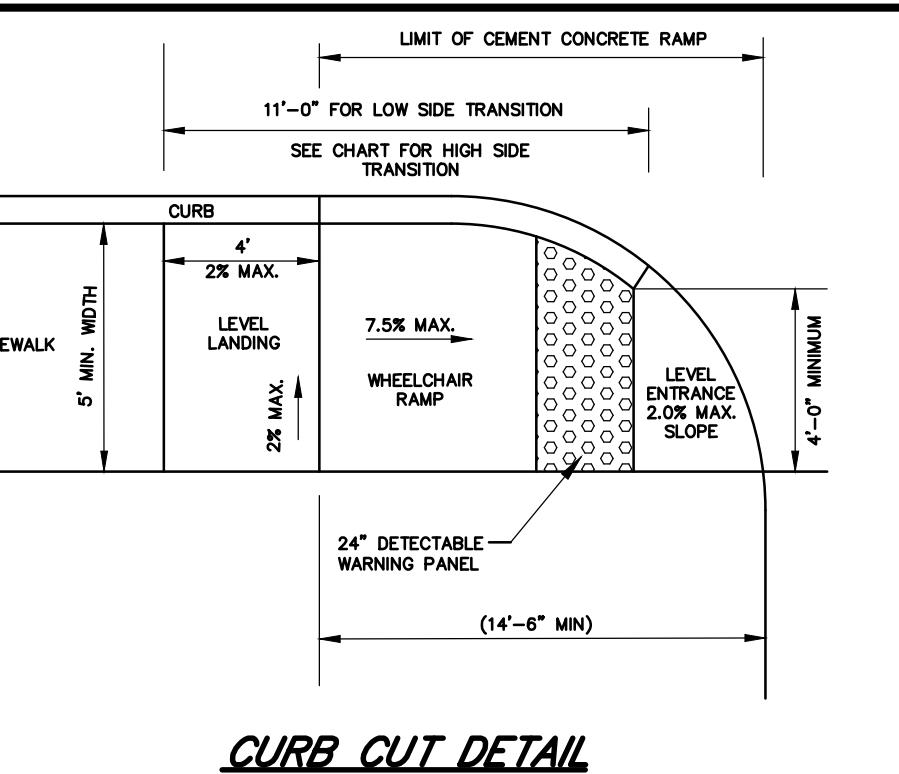
* EXISTING BUILDING IS 1.5' BEYOND THE REAR LOT LINE



LOCUS PLAN
SCALE: 1"=1,000'

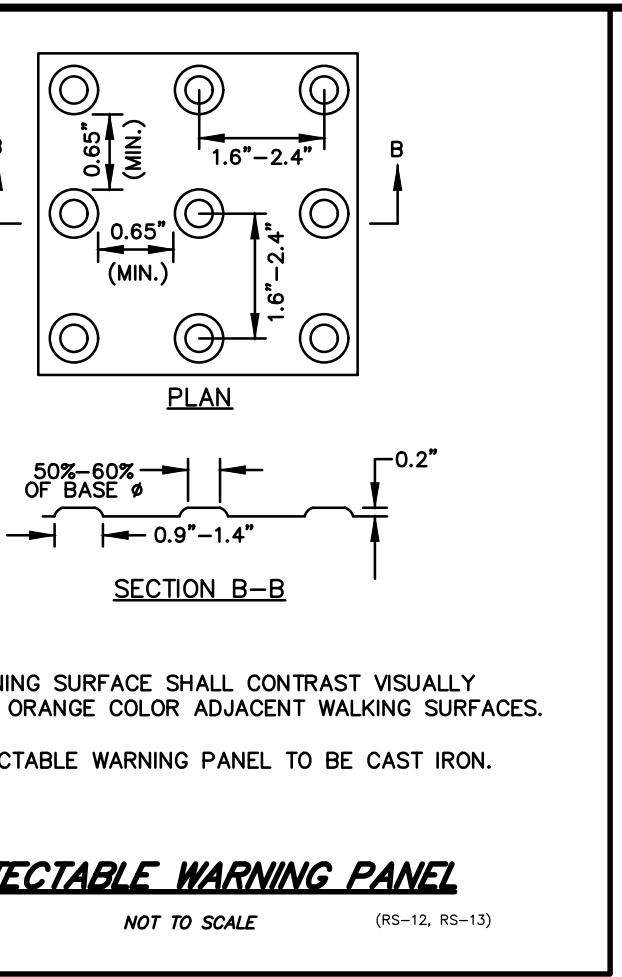


VERTICAL GRANITE CURBING DETAIL
NOT TO SCALE (RS-3)



CURB CUT DETAIL
NOT TO SCALE (E 107.6.0R)

ROADWAY PROFILE GRADE	HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" MAX



NOTE:
WARNING SURFACE SHALL CONTRAST VISUALLY
WITH ORANGE COLOR ADJACENT WALKING SURFACES.
DETECTABLE WARNING PANEL TO BE CAST IRON.

DETECTABLE WARNING PANEL
NOT TO SCALE (RS-12, RS-13)

LEGEND:

N/F	NOW OR FORMERLY OVERHEAD WIRES
OHW	TREE
UP	TREE LINE
GG	GAS GATE
G	GAS SERVICE (BURIED)
WG	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
D	SUB-SURFACE DRAIN LINE
---	EXISTING CONTOUR
- - -	EXISTING CONTOUR
◊	LIGHTPOLE
△	WETLAND FLAG
99X9	SPOT ELEVATION
ooooo	STONE WALL
—	EDGE OF PAVEMENT

MAYNARD PLANNING BOARD

APPROVAL DATE:
ENDORSEMENT DATE:

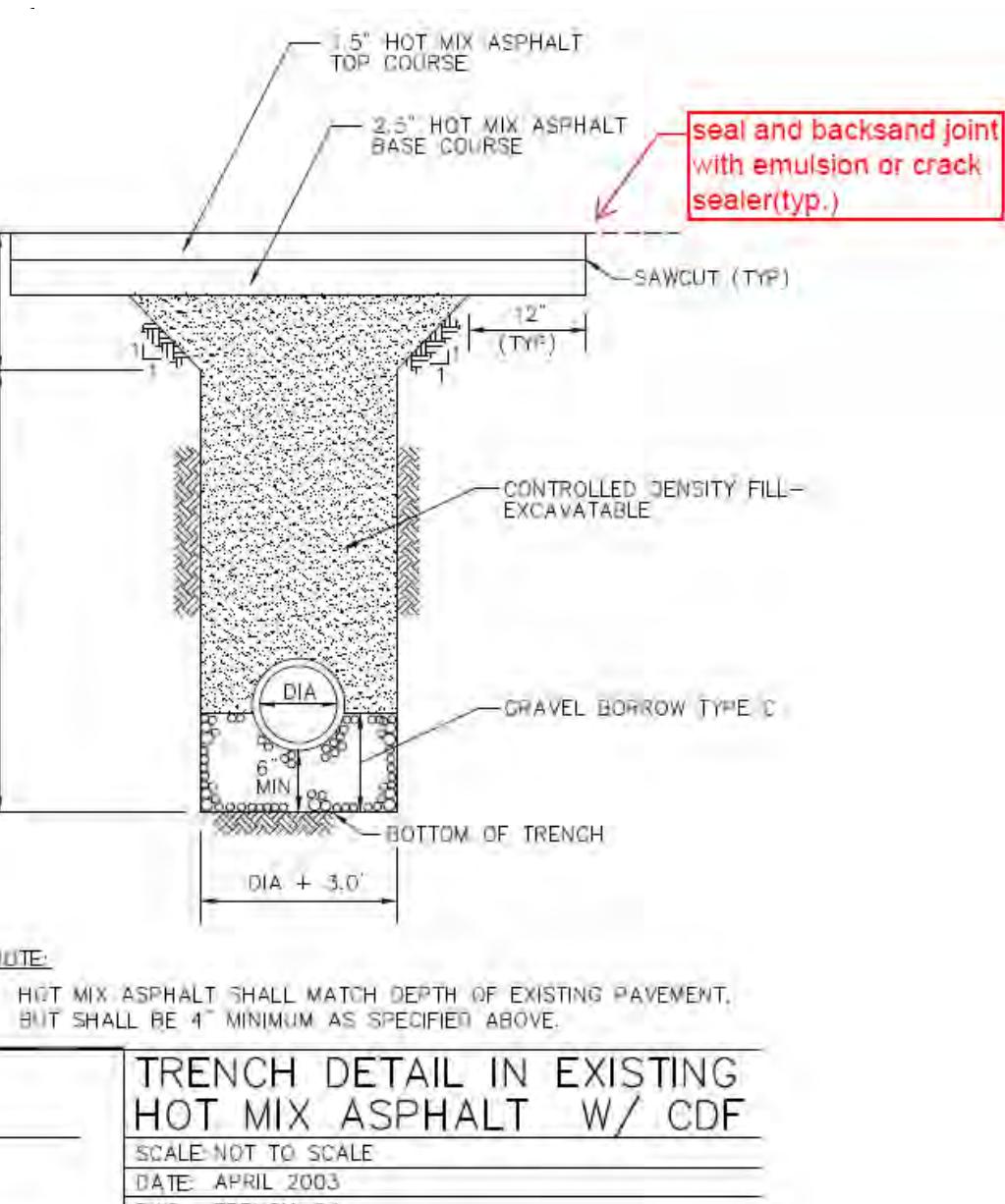
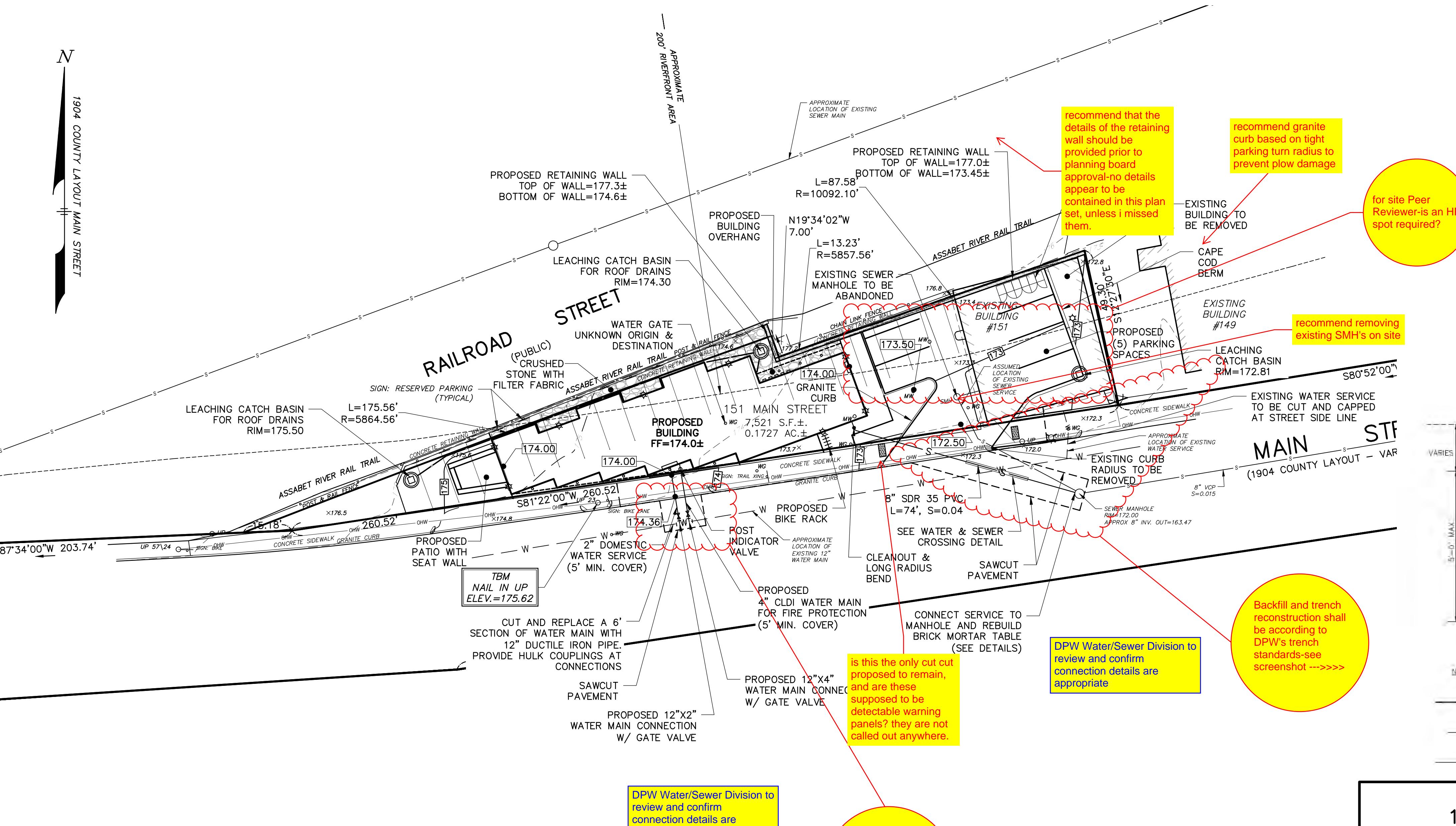
I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

DATE

TOWN CLERK

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED
ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY
COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY.
ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE
DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING,
GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY
COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING
THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE
CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO
RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF
UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING
FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY
ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE
TELEPHONE No. 1-888-344-7233.



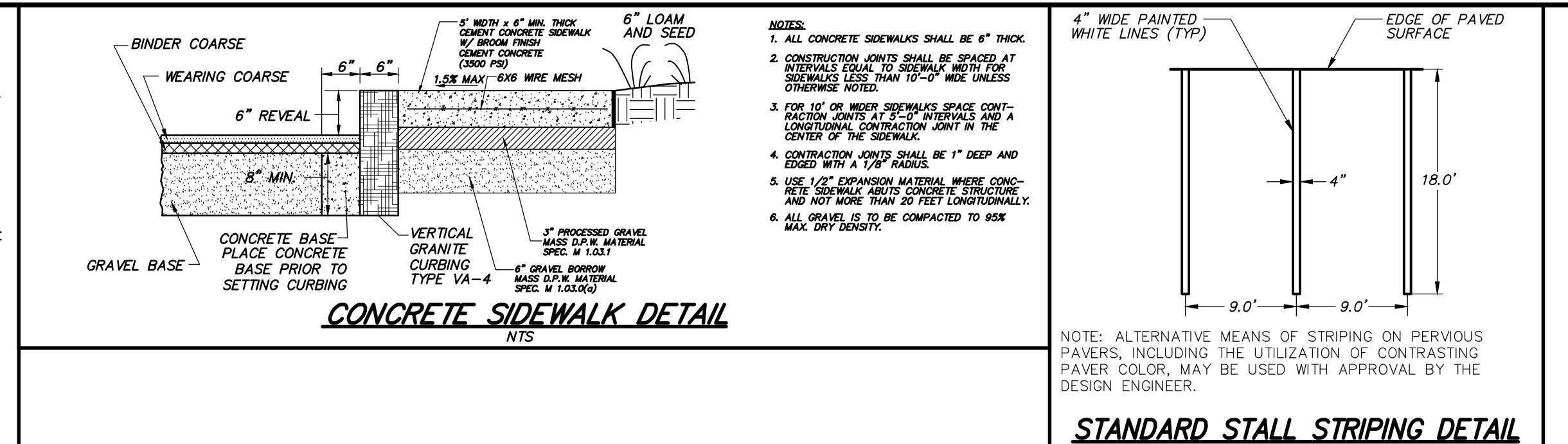
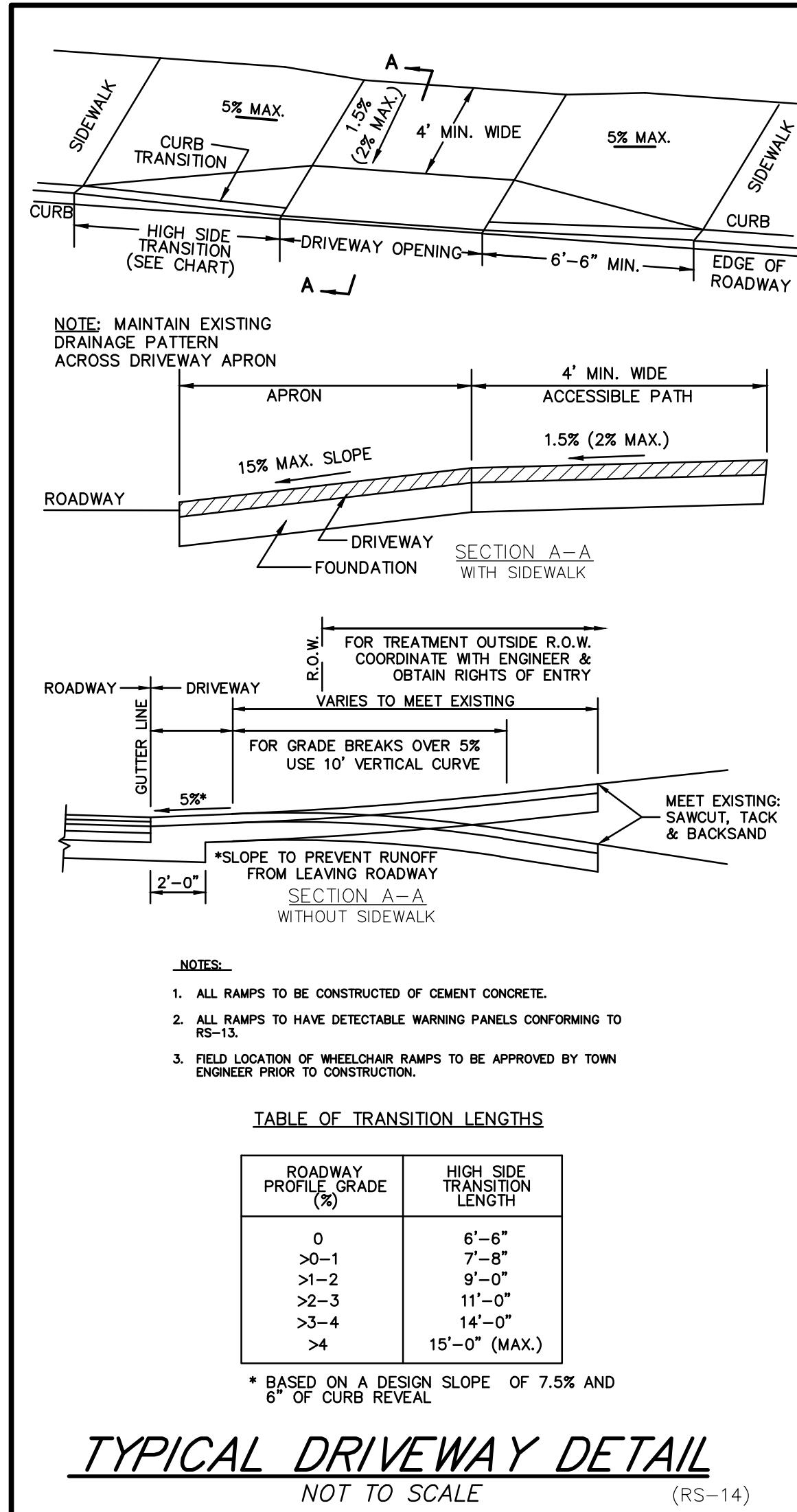
TRENCH DETAIL IN EXISTING
HOT MIX ASPHALT W/ CDF
SCALE: NOT TO SCALE
DATE: APRIL 2003
DWG: TRENCH-04

**SITE PLAN
151 MAIN STREET
IN
MAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)**

**SITE DEVELOPMENT PLAN
FOR: MATTHEW HALL
SCALE: 1"=20'
OCTOBER 9, 2025**

**STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT**

(7820 SITE.dwg) SM-7820 3



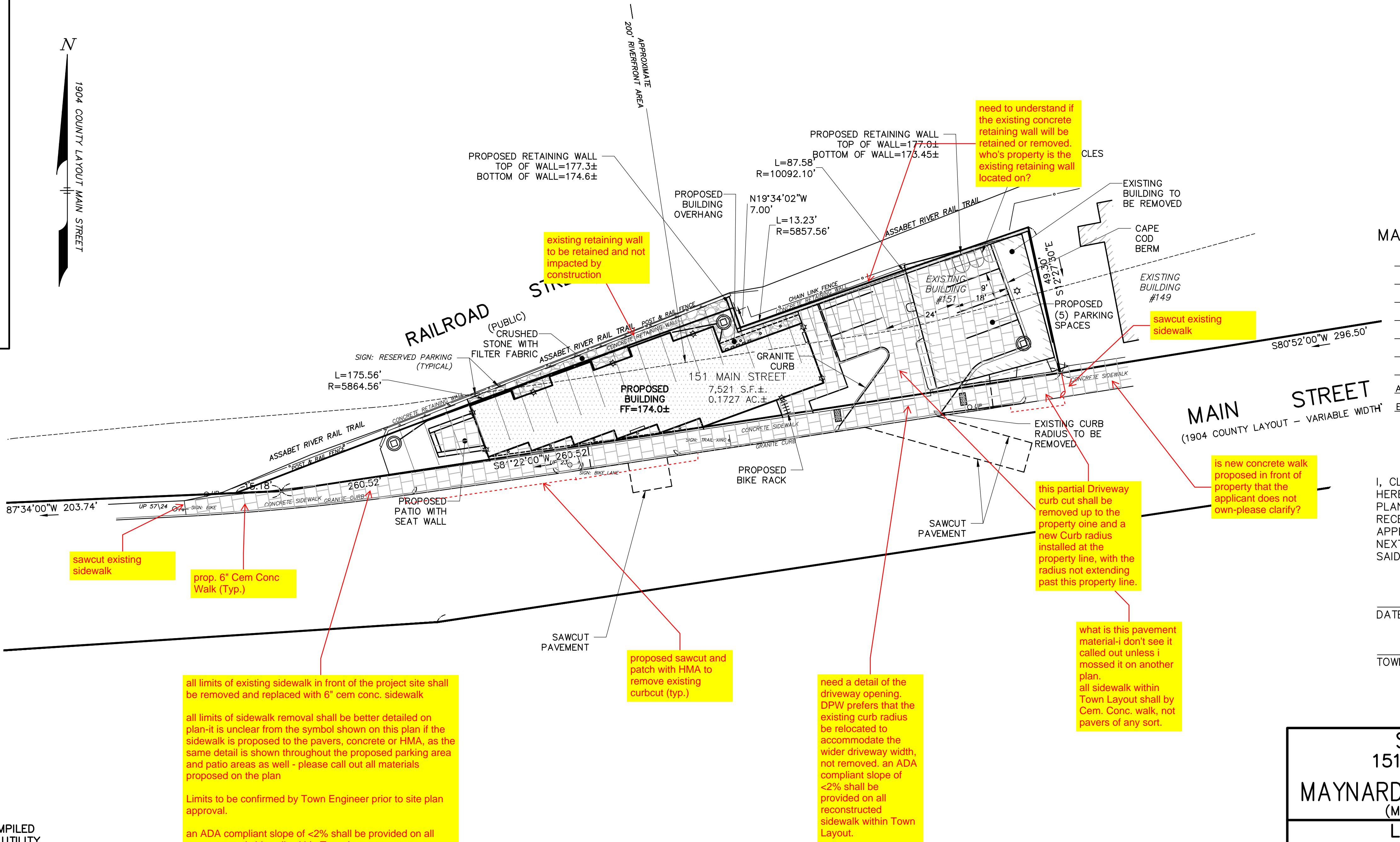
NOTES:

ALTERNATIVE MEANS OF STRIPING ON PERVERS PAVERS, INCLUDING THE UTILIZATION OF CONTRASTING PAVER COLOR, MAY BE USED WITH APPROVAL BY THE DESIGN ENGINEER.

STANDARD STALL STRIPING DETAIL
NOT TO SCALE

LEGEND:

N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
●	TREE
~	TREE LINE
UP	UTILITY POLE
GG	GAS GATE
— G	GAS SERVICE (BURIED)
— W	WATER SERVICE (BURIED)
○ DMH	DRAIN MANHOLE
— D	SUB-SURFACE DRAIN LINE
— 99	EXISTING CONTOUR
— 95	EXISTING CONTOUR
◊	LIGHTPOLE
△	WETLAND FLAG
99X9	SPOT ELEVATION
○○○○	STONE WALL
—	EDGE OF PAVEMENT



UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

DATUM

N.A.D OF 1988.

SITE PLAN 151 MAIN STREET IN MAYNARD, MASSACHUSETTS (MIDDLESEX COUNTY)

LAYOUT PLAN
FOR: MATTHEW HALL
SCALE: 1"=20' OCTOBER 9, 2025

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT
(7820 SITE.dwg) SM-7820 4

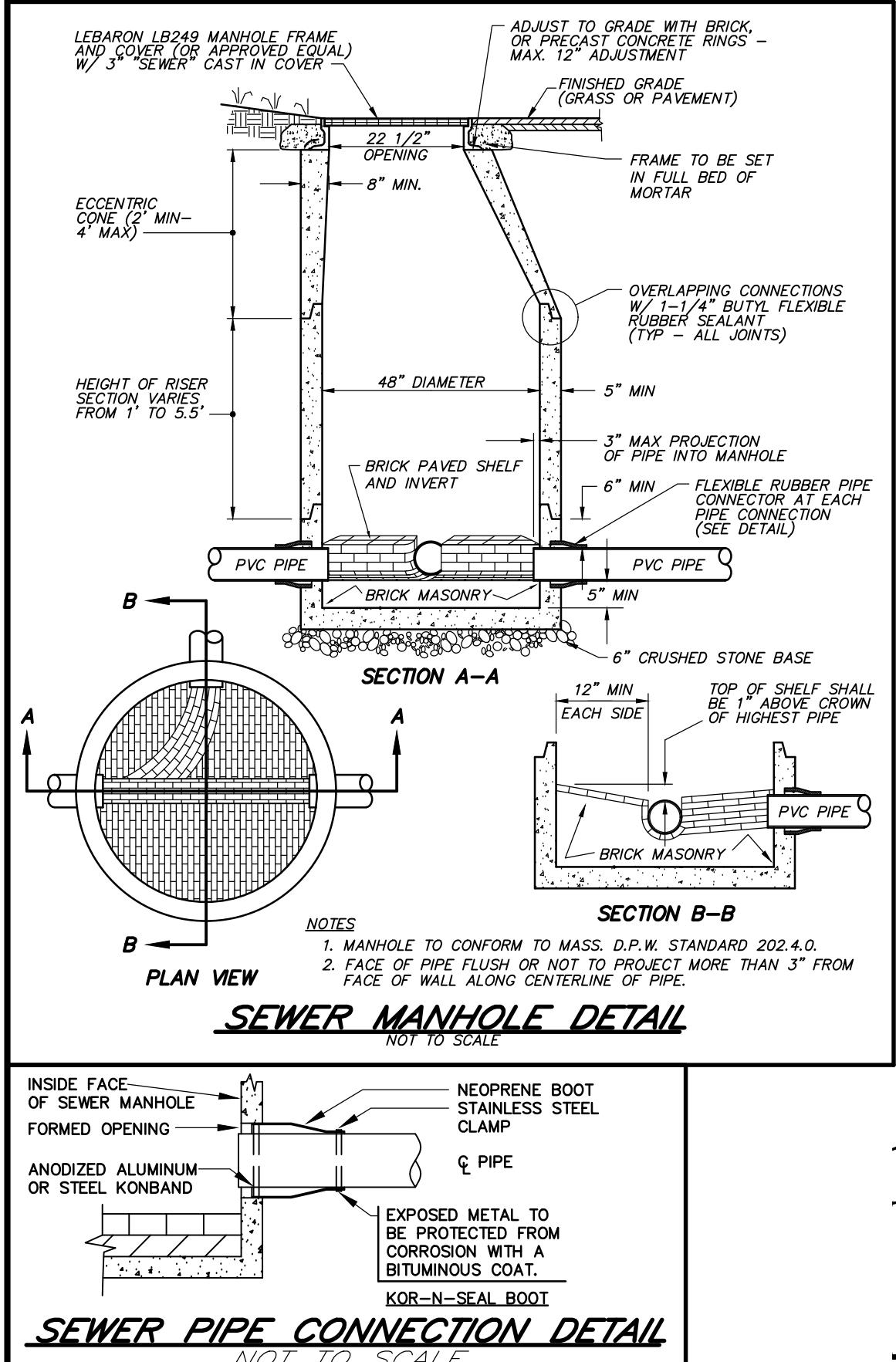
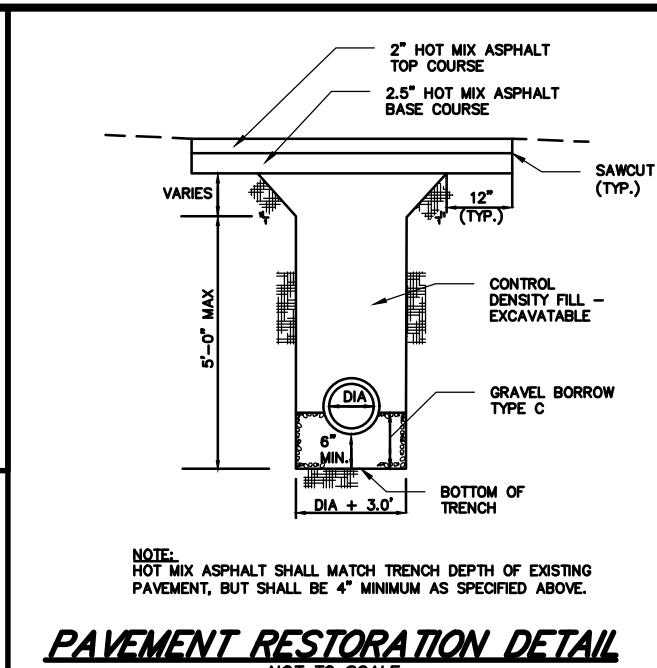
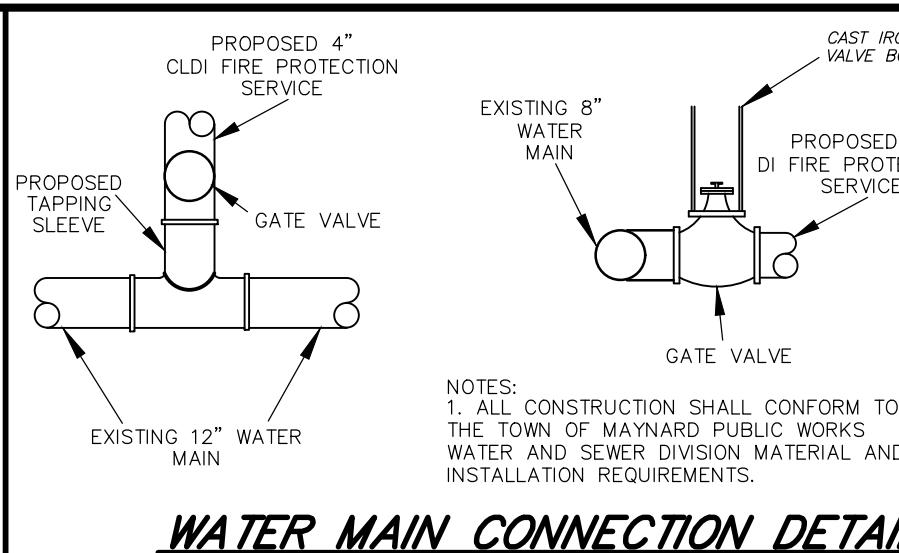
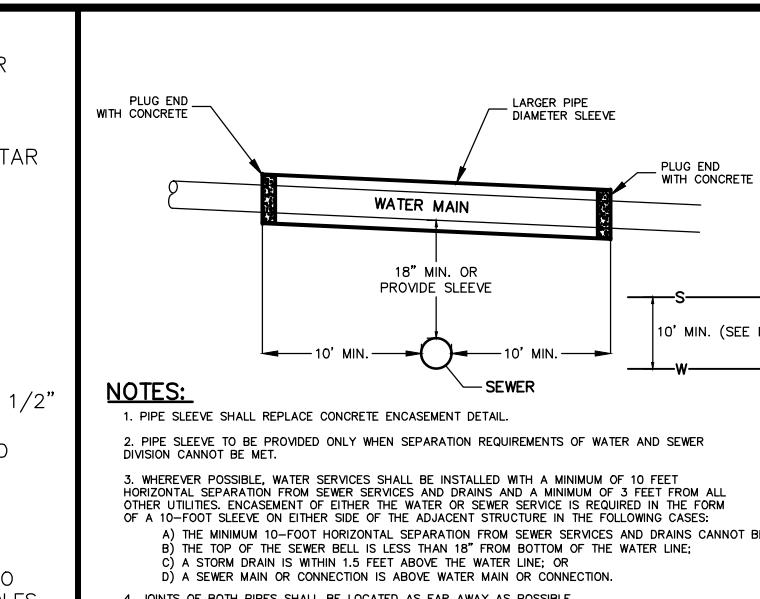
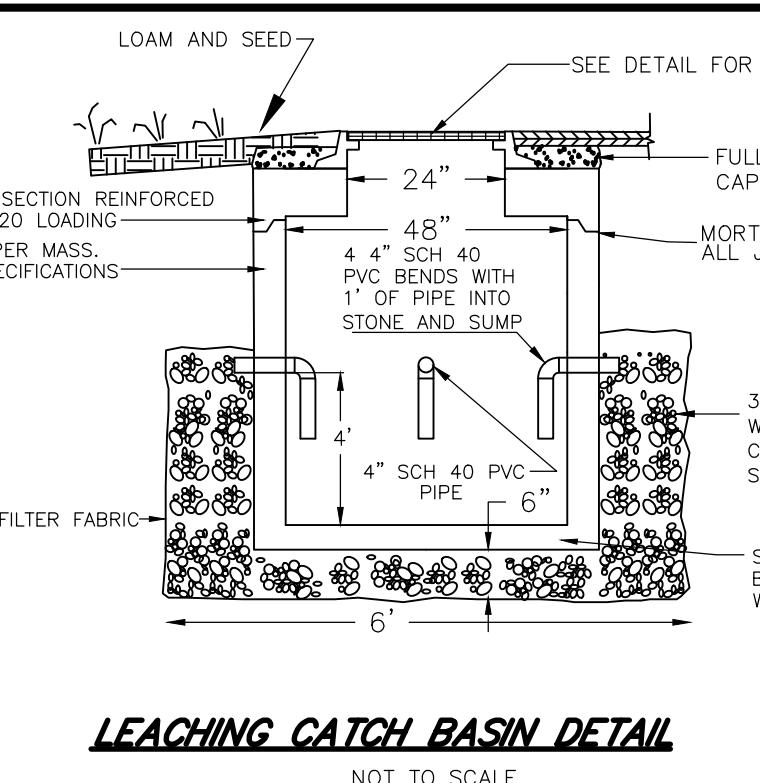
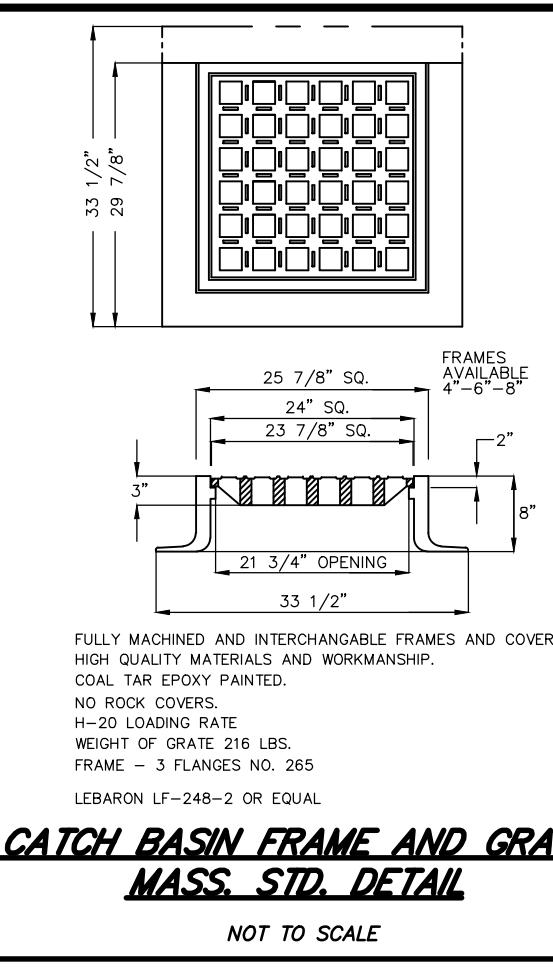
I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

LEGEND:

N/F NOW OR FORMERLY
 OHW OVERHEAD WIRES
 TREE TREE LINE
 UP UTILITY POLE
 GG* GAS GATE
 G GAS SERVICE (BURIED)
 WC* WATER GATE
 W WATER SERVICE (BURIED)
 O DMH DRAIN MANHOLE
 D SUB-SURFACE DRAIN LINE
 - - - - - EXISTING CONTOUR
 - - - - - EXISTING CONTOUR
 * LIGHTPOLE
 △ WETLAND FLAG
 99X9 SPOT ELEVATION
 00000 STONE WALL


MAYNARD PLANNING BOARD

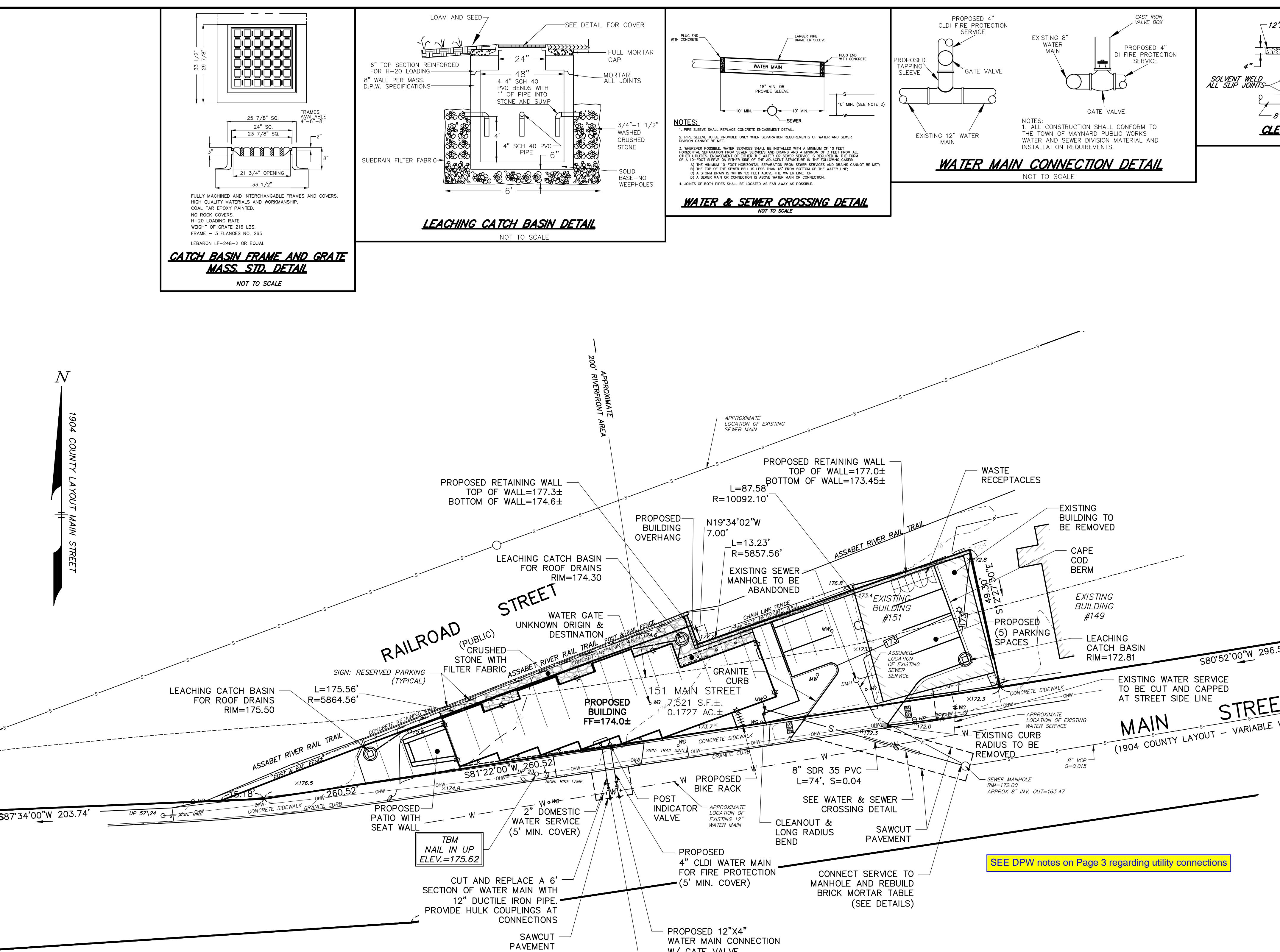
APPROVAL DATE:

ENDORSEMENT DATE:

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
 HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
 PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
 RECEIVED AND RECORDED AT THIS OFFICE AND NO
 APPEAL WAS RECEIVED DURING THE TWENTY DAYS
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 SAID NOTICE.

DATE

TOWN CLERK



DATUM
N.A.V.D OF 1988.

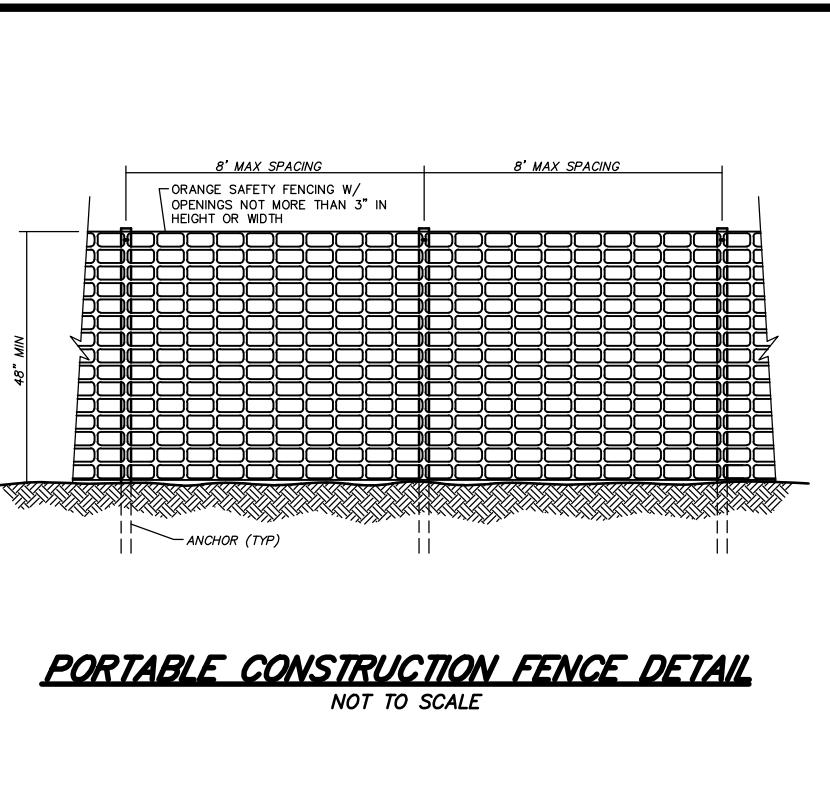
GENERAL NOTES:

- ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE NO. 1-888-344-7233.
- THE MAYNARD DEPARTMENT OF PUBLIC WORKS MUST BE ON SITE THROUGHOUT CONSTRUCTION FOR INSPECTIONS. THE DEPARTMENT SHALL BE GIVEN A MINIMUM OF 1 WEEK NOTICE PRIOR TO THE COMMENCEMENT OF WORK.
- THE EXISTING SEWER SERVICE SHALL BE REMOVED.
- THE SEWER SERVICE SHALL BE CONNECTED DIRECTLY TO THE MANHOLE IN MAIN STREET. THE MORTAR TABLE MUST BE REBUILT IN ACCORDANCE WITH THE SEWER MANHOLE MORTAR TABLE DETAIL.
- THE PROPOSED BUILDING WILL CONSIST OF (2) OFFICE/RETAIL SUITES ON THE GROUND FLOOR TOTALING 2,705 SF, AND (3) 2-BEDROOM RESIDENTIAL UNITS ABOVE (6 TOTAL BEDROOMS).
- HYDRO AND VACUUM EXCAVATION REQUIRED ONCE EXCAVATION DEPTH EXCEEDS 8'.
- BACKFILL MATERIAL WITHIN 6" OF THE SERVICE CONNECTION SHALL BE 4" STONE WITH NO STONES LARGER THAN 1" DIAMETER.
- ADD 0.79' TO CONVERT FROM NAVD OF 1988 TO NGVD OF 1929.

SITE PLAN
151 MAIN STREET
IN
MAYNARD, MASSACHUSETTS
(MIDDLESEX COUNTY)

UTILITY PLAN
FOR: MATTHEW HALL
SCALE: 1"=20' OCTOBER 9, 2025

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT
(7820 SITE.dwg) SM-7820 5

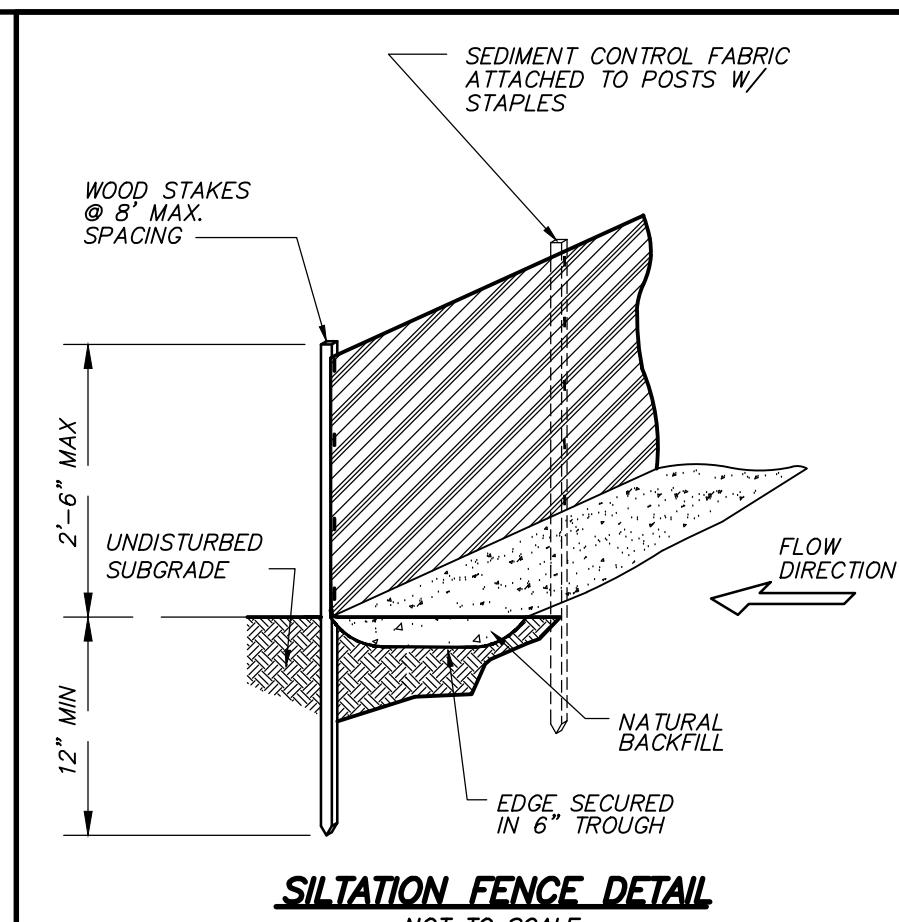
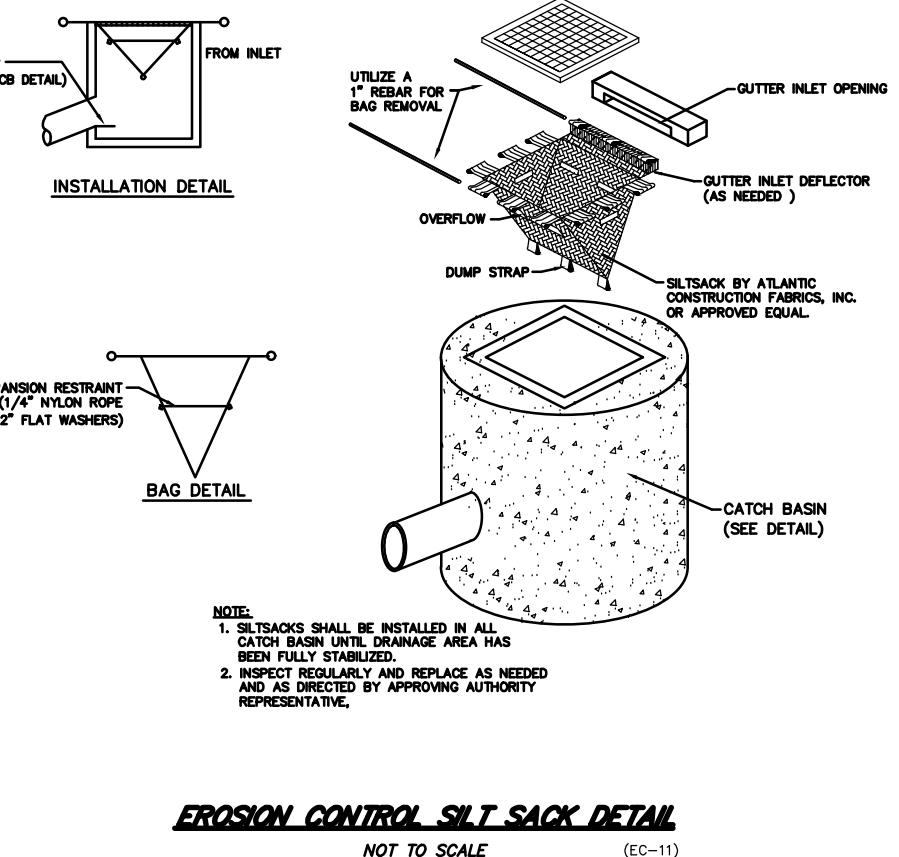
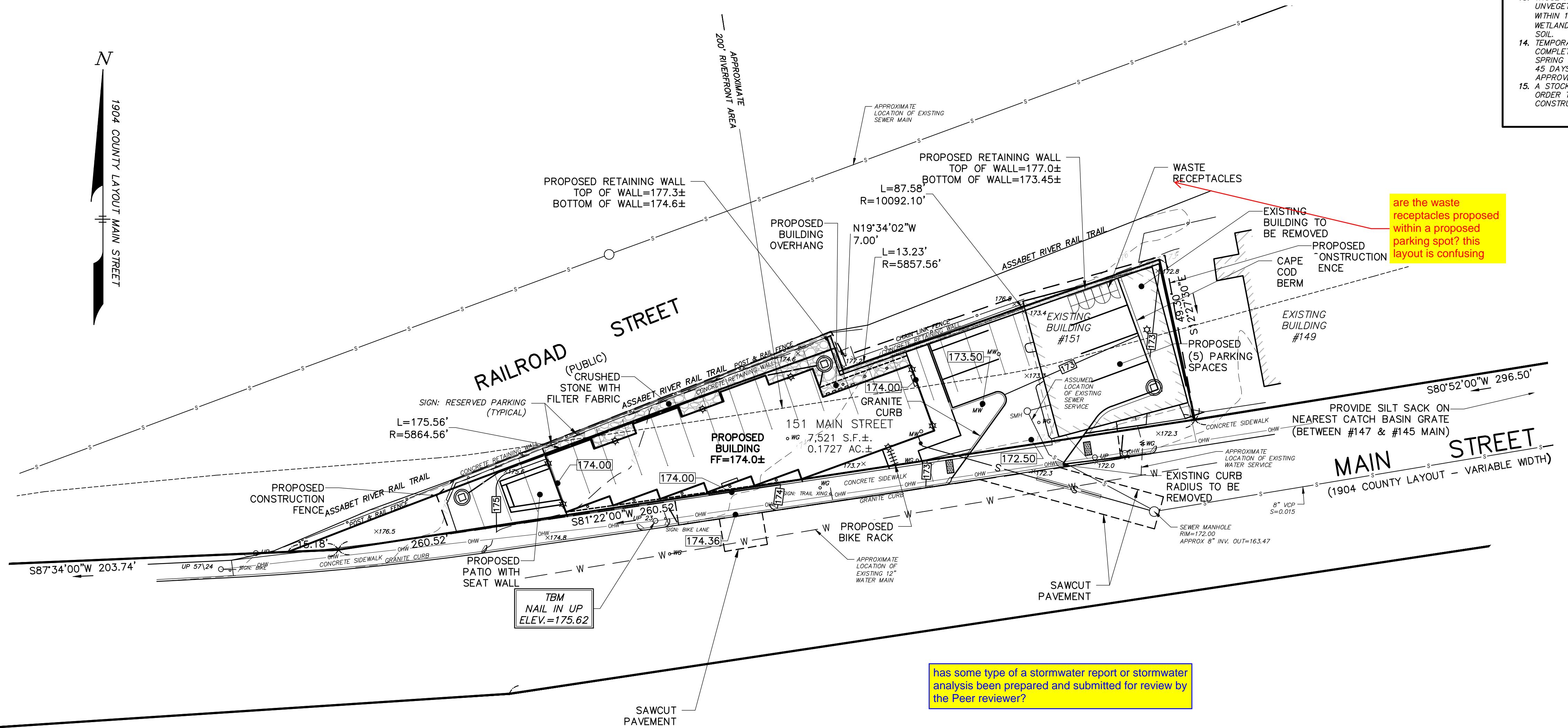


EROSION AND SEDIMENTATION CONTROL NOTES

1. THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR RECONSTRUCTION.
2. CONSTRUCTION AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE. SILTATION BARRIER AND SILT FENCE SHALL BE PLACED IN ALL AREAS AS SHOWN ON ALL THE PLANS AND IN ANY OTHER AREAS AS DETERMINED NECESSARY DURING CONSTRUCTION.
3. CONSTRUCTION STAKEPLATES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES. SOIL STOCKPILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED TARPULIN SHEETS.
4. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED DURING THE EARLIEST STAGES OF THE PROJECT IN ORDER TO COLLECT RUNOFF AND SEDIMENT.
5. SOIL STOCKPILES SHALL BE COVERED WITH 6" OF LOAM AND SEED DURING THE GROWING SEASON (APRIL 1 TO NOVEMBER 1) OR COVERED WITH HAYMULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1). IN AREAS SUBJECT TO THE WETLANDS PROTECTION ACT, THE HAYMULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND BE SEEDED TO PREVENT EROSION.
6. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED AND GRADED SLOPES ARE STABLE.

INSPECTION MAINTAINENCE

7. THE SITE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT WHICH ERODES FROM THE SITE INTO MAIN STREET OR ADJACENT PROPERTY IMMEDIATELY UPON DISCOVERY.
8. THE SITE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION.
9. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE PER MONTH.
10. DUST CONTROL: THE CONTRACTOR SHALL SPRAY DOWN THE SITE WITH A WATER TRUCK AS NEEDED FOR DUST CONTROL.
11. DURING CONSTRUCTION THE CONTRACTOR SHALL INSPECT MAIN STREET AND SWEEP AS NECESSARY.
12. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AND DEVICES DURING CONSTRUCTION. ANY EROSION CONTROL DEVICES FOUND TO NO LONGER BE SERVICEABLE SHALL BE REMOVED AND REPLACED. ALL ACCUMULATED SEDIMENTS MUST BE REMOVED WHEN DEPOSITS REACH NO MORE THAN ONE HALF THE HEIGHT OF THE SILTATION BARRIER.
13. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN UNTREATED OR STABILIZED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING (7 DAYS IF WITH 100 FEET OF A STREAM, POND OR WETLAND) AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
14. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 5 DAYS AFTER THE FIRST KILLING FROST TO PROTECT THE SITE FROM SPRING THAW PROBLEMS. IF FINAL GRADED OR DISTURBED AREAS ARE NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TEMPORARY MULCH OR OTHER METHODS APPROVED BY THE ENGINEER SHALL BE EMPLOYED TO PROTECT THE SITE.
15. A STOCKPILE OF STRAWBALES AND ADDITIONAL SILTATION FENCE SHALL BE KEPT ON SITE IN ORDER TO BE ABLE TO IMMEDIATELY RESPOND TO ISSUES WHICH MIGHT DEVELOP DURING CONSTRUCTION.



CONSTRUCTION SEQUENCE

1. STAKE THE LIMIT OF WORK AND INSTALL THE CONSTRUCTION FENCE PRIOR TO THE START OF CONSTRUCTION.
2. RAZE THE EXISTING BUILDING AND SAWCUT AND REMOVE THE EXISTING PAVEMENT. INSTALL THE SILTATION FENCE. STRIP VEGETATIVE COVER WITHIN THE WORK AREA. REMOVE ALL STUMPS AND ROOT SYSTEMS, IF PRESENT.
3. EXCAVATE AND INSTALL THE BUILDING FOUNDATION. INSTALL THE ROAD DRAIN DRYWELL AND OTHER UNDERGROUND UTILITIES. CONSTRUCTION VEHICLES SHOULD NOT BE LEFT PARKED WITHIN THE WORK AREA. THE ROAD DRAWDROPS FOR PAVED DRIVEWAY TO AVOID COMPACTATION OF THE UNDERLYING SOIL. STABILIZE THE SURFACE AS SOON AS POSSIBLE AFTER GRAVING.
4. ONCE UNDERGROUND UTILITIES AND THE FOUNDATION HAS BEEN INSTALLED AND EXPOSED, SURFACES HAVE BEEN STABILIZED. CONSTRUCTION OF THE PROPOSED BUILDING CAN PROCEED. INSTALL PAVED DRIVEWAY TO PROTECT THE INFILTRATION BED. DO NOT DISCHARGE CONSTRUCTION PERIOD STORMWATER RUNOFF TO STORMWATER MANAGEMENT AREA UNTIL CONSTRUCTION IS COMPLETED.
5. INSTALL PLANTINGS AS APPROPRIATE ONCE SURFACES HAVE BEEN BROUGHT TO FINAL GRADE.

SITE PLAN 151 MAIN STREET IN MAYNARD, MASSACHUSETTS (MIDDLESEX COUNTY)

STORMWATER POLLUTION PREVENTION PLAN
FOR: MATTHEW HALL
SCALE: 1" = 20'
OCTOBER 9, 2025

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(7820 SITE.dwg) SM-7820

6

I, CLERK OF THE TOWN OF MAYNARD, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE MAYNARD PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF
SAID NOTICE.

DATE _____

TOWN CLERK _____

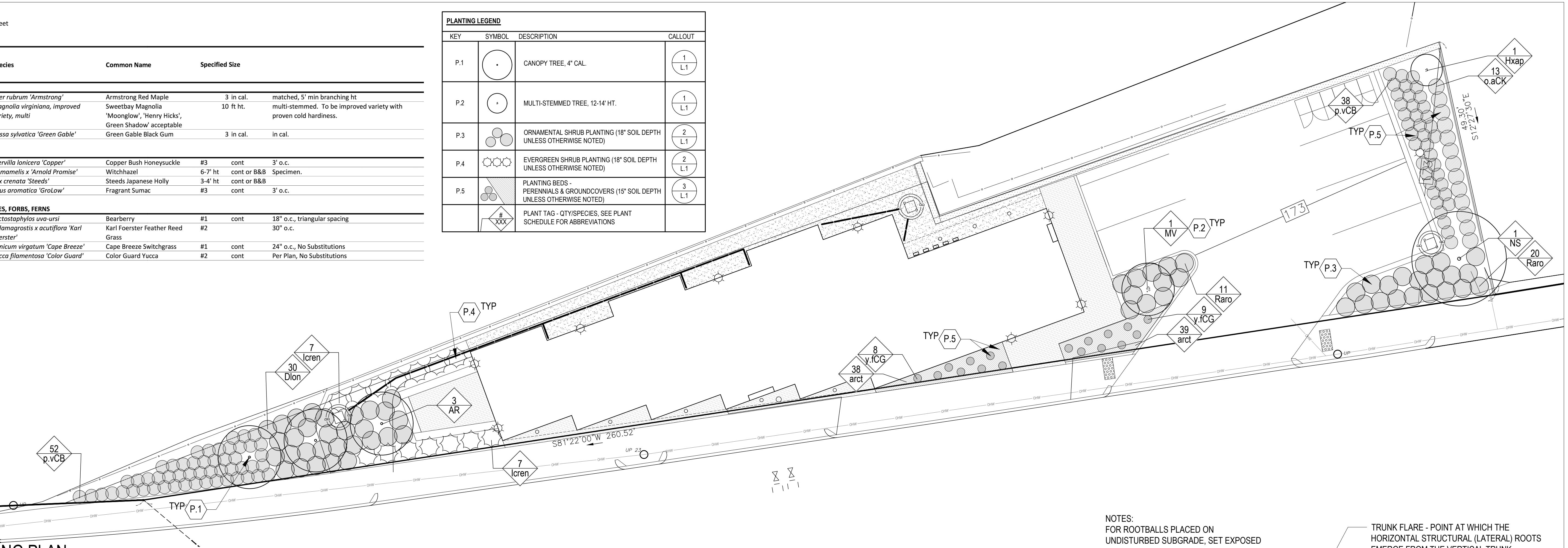
LANDSCAPE

Key	Qty	Species	Common Name	Specified Size
TREES				
AR	3	<i>Acer rubrum 'Armstrong'</i>	Armstrong Red Maple	3 in cal. matched, 5' min branching ht
MV	1	<i>Magnolia virginiana, Improved variety, multi</i>	Sweetbay Magnolia 'Moonglow', Henry Hicks', Green Shadow' acceptable	10 ft ht. multi-stemmed. To be improved variety with proven cold hardiness.
NS	1	<i>Nyssa sylvatica 'Green Gable'</i>	Green Gable Black Gum	3 in cal. in cal.
SHRUBS				
Dlon	30	<i>Dierama lonicera 'Copper'</i>	Copper Bush Honeysuckle	#3 cont 3' o.c.
Hxap	1	<i>Hamamelis x Arnold Promise'</i>	Witchhazel	6-7' ht cont or B&B Specimen.
Iren	14	<i>Ilex crenata 'Steeds'</i>	Steeds Japanese Holly	3-4' ht cont or B&B
Raro	31	<i>Rhus aromatica 'GroLow'</i>	Fragrant Sumac	#3 cont 3' o.c.
GROUNDCOVERS, GRASSES, FORBS, FERNS				
arct	77	<i>Arctostaphylos uva-ursi</i>	Bearberry	#1 cont 18" o.c., triangular spacing
c.akf	13	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	#2 cont 30" o.c.
p.vcb	90	<i>Panicum virgatum 'Cape Breeze'</i>	Cape Breeze Switchgrass	#1 cont 24" o.c., No Substitutions
y.f	17	<i>Yucca filamentosa 'Color Guard'</i>	Color Guard Yucca	#2 cont Per Plan, No Substitutions

PLANTING LEGEND			
KEY	SYMBOL	DESCRIPTION	CALLOUT
P.1	•	CANOPY TREE, 4" CAL.	1 L.1
P.2	•	MULTI-STEMMED TREE, 12-14' HT.	1 L.1
P.3	●●●	ORNAMENTAL SHRUB PLANTING (18" SOIL DEPTH UNLESS OTHERWISE NOTED)	2 L.1
P.4	●●●	EVERGREEN SHRUB PLANTING (18" SOIL DEPTH UNLESS OTHERWISE NOTED)	2 L.1
P.5	●●●	PLANTING BEDS - PERENNIALS & GROUNDCOVERS (15" SOIL DEPTH UNLESS OTHERWISE NOTED)	3 L.1
	# XXX	PLANT TAG - QTY/SPECIES, SEE PLANT SCHEDULE FOR ABBREVIATIONS	

1 PLANTING PLAN

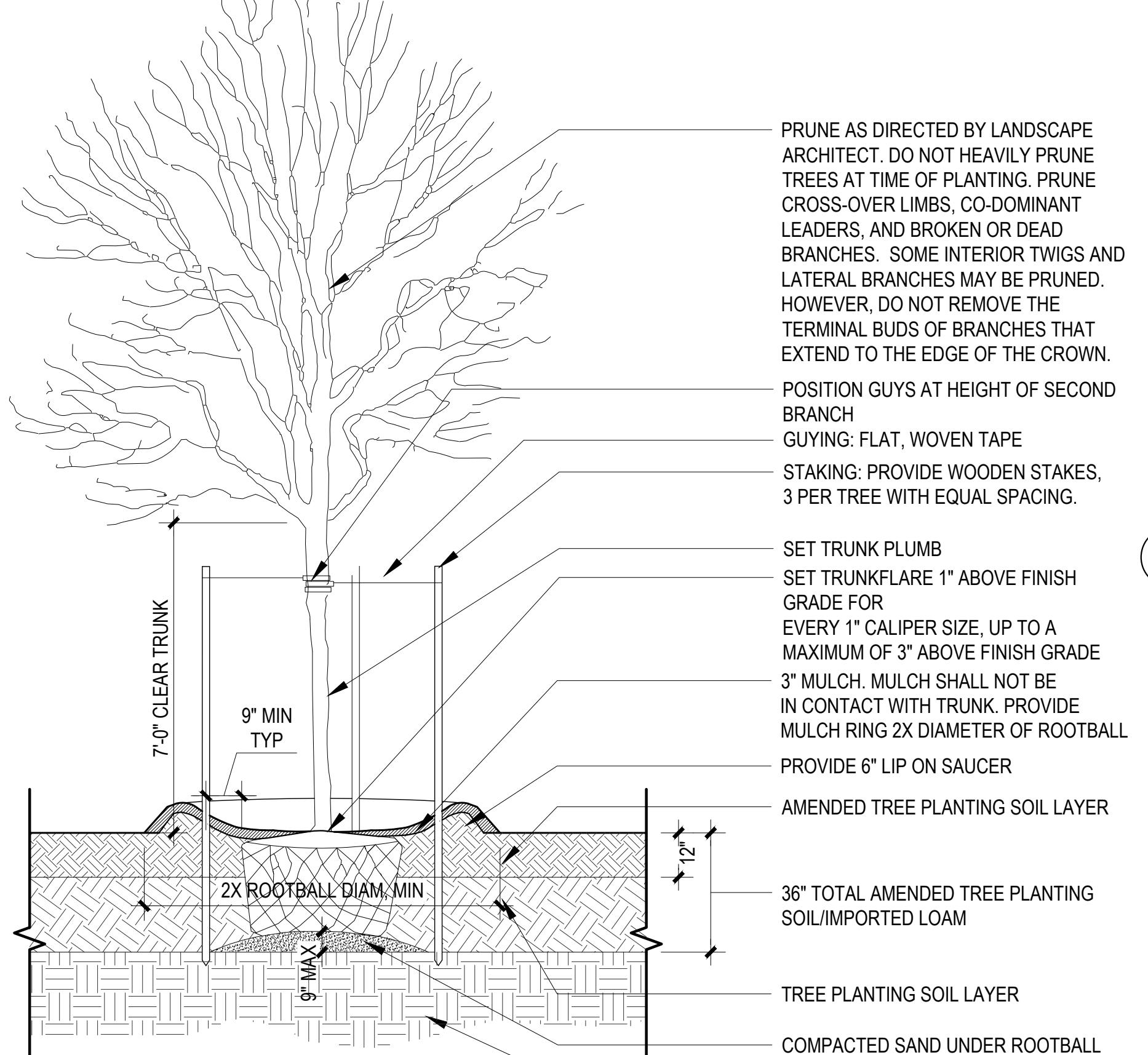
SCALE: 1"=10'-0"



PLANTING NOTES:

1. REVIEW PROPER TREE-PLANTING TECHNIQUES WITH LA PRIOR TO PLANTING.
2. IF TREE HAS BEEN MARKED WITH NORTH ORIENTATION PRIOR TO DIGGING, POSITION TREE WITH SAME ORIENTATION IN TRANSPLANTED LOCATION, WHEREVER POSSIBLE.
3. CUT FOUR-3" LONG SLITS IN BURLAP AT UNDERSIDE OF ROOTBALL.
4. CUT SEVERAL HOLES IN BURLAP AT TOP OF ROOTBALL WITHOUT REMOVING WIRE OR ROPE LACING. CAREFULLY REMOVE SOIL AND PROBE HOLES TO DETERMINE LOCATION OF ROOTFLARES AND VALLEYS.
5. PREPARE PROPER DEPTH HOLE BASED UPON FORMULA NOTED.
6. ONCE ROOTBALL HAS BEEN LOCATED AT THE PROPER DEPTH WITHIN THE PLANTING HOLE, CAREFULLY CUT ROPE OR WIRE BASKET AWAY FROM ROOTBALL. REMOVE WIRE BASKETS COMPLETELY.
7. CUT AWAY BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE NON-BIODEGRADABLE WRAP COMPLETELY.
8. CAREFULLY EXPOSE TRUNK FLARE AND VALLEYS USING WHISK BROOM OR HAND TOOLS. AVOID BARK DAMAGE. ASSURE BALL IS AT PROPER HEIGHT. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
9. PRUNE DAMAGED OR GIRDLING ROOTS WITH SHARP PRUNERS.
10. BACKFILL WITH PLANTING MEDIUM AMENDED ACCORDING TO CHEMICAL ANALYSIS AS SPECIFIED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
11. WRAP LOWER PORTION OF TRUNK WITH PROTECTIVE PLASTIC MESH TO AVOID SUNSCALD AFTER REMOVING SOIL FROM TRUNK FLARES/VALLEYS.

GENERAL NOTE: WHERE NEW TREE IS LOCATED WITHIN LAWN, PROVIDE FULL DEPTH TREE PLANTING SOIL EQUAL TO 3 TIMES THE DIAMETER OF THE ROOTBALL, TYP.

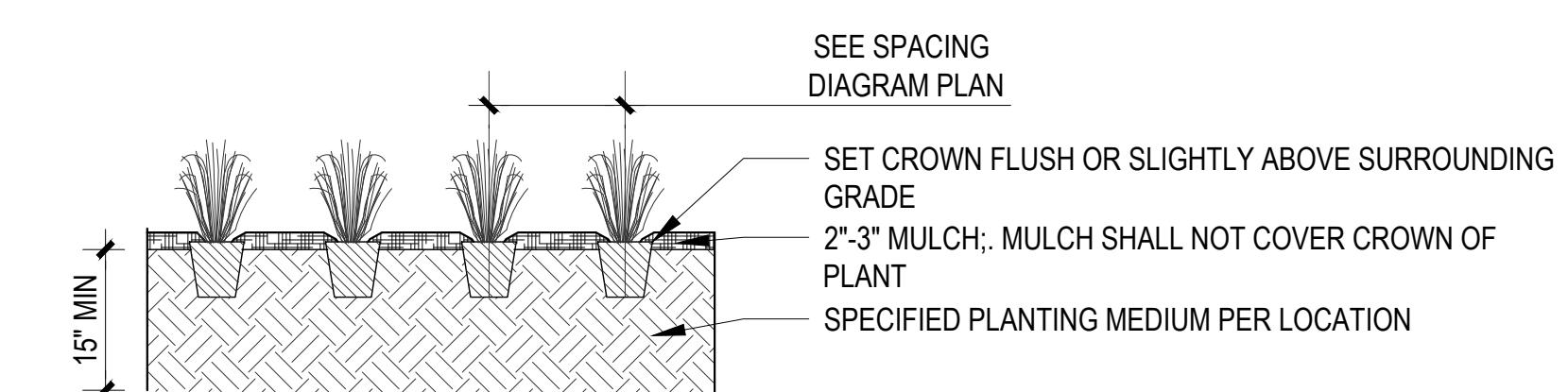


2 TYP TREE PLANTING

SCALE: 3/8"=1'-0"

SPACING DIAGRAM PLAN

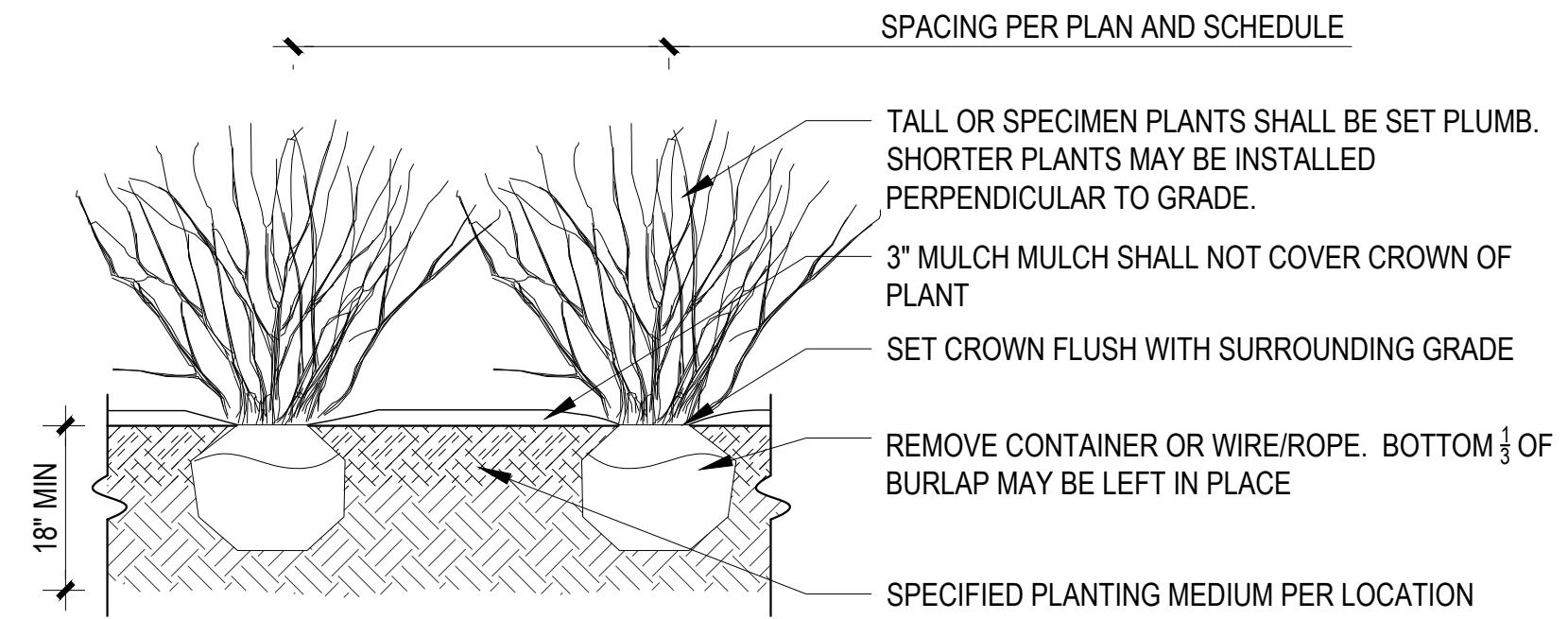
NOTES:
1. PLANTS TO BE SPACED IN STAGGERED ROWS PER SPACING IN PLANT SCHEDULE.
2. LOSEN ROOT SYSTEM BEFORE PLANTING. IF PLANT IS POT BOUND CUT ROOT MASS INTO 4 SECTIONS AND SPREAD OUT BEFORE SETTING IN HOLE.



4 TYP PERENNIAL PLANTING

SCALE: 1/2"=1'-0"

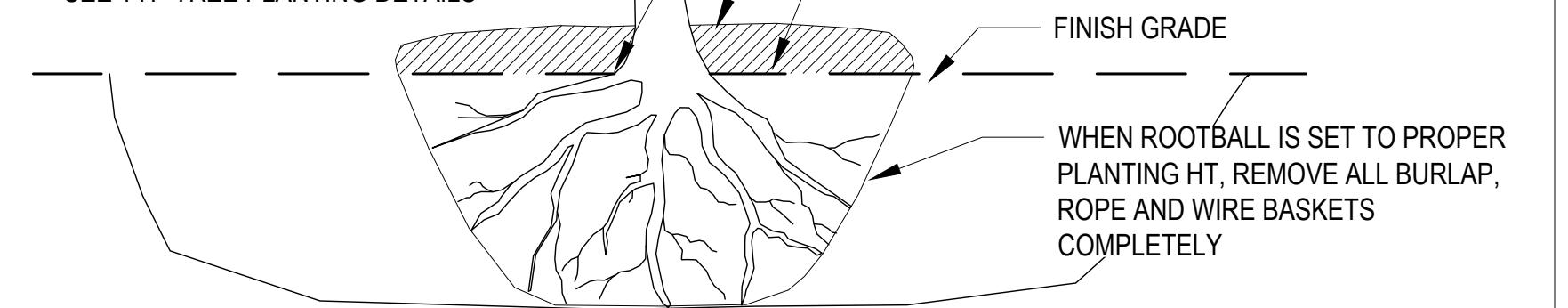
NOTES:
1. LOSEN ROOT SYSTEM OF POT-BOUND PLANTS BEFORE PLANTING. SCORE ROOTMASS IN 3 OR 4 LOCATIONS.



3 TYP SHRUB PLANTING

SCALE: 1/2"=1'-0"

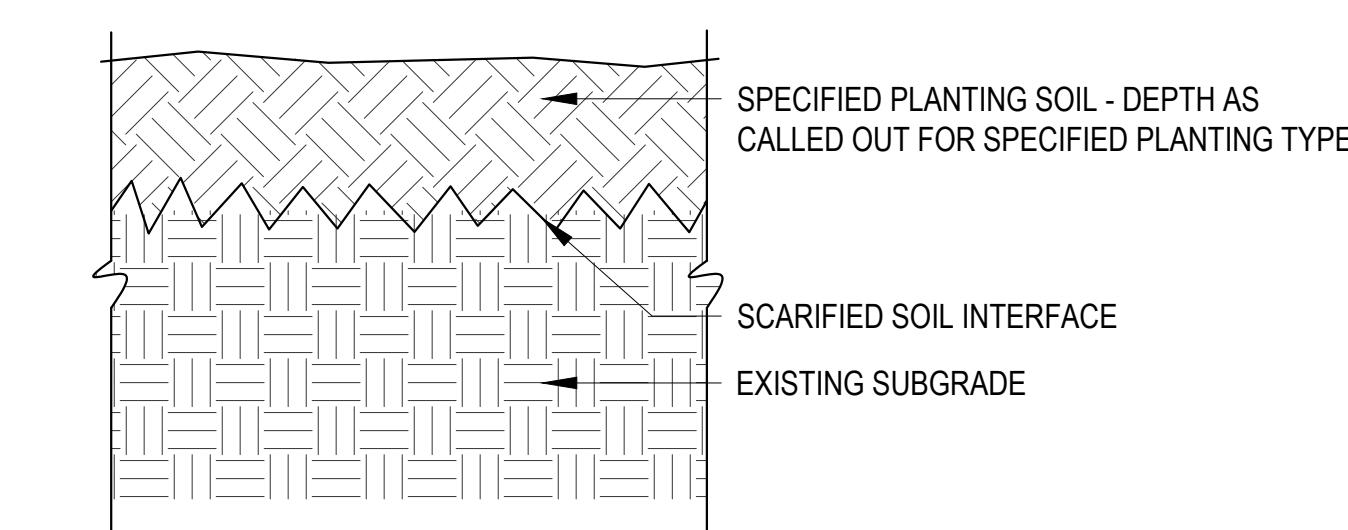
NOTES:
FOR ROOTBALLS PLACED ON UNDISTURBED SUBGRADE, SET EXPOSED TRUNK FLARE AT FINISHED GRADE
FOR ROOTBALLS PLACED ON NEW OR DISTURBED SOILS, SET EXPOSED TRUNK FLARE 1" ABOVE FINISHED GRADE FOR EVERY CALIPER INCH TO ALLOW FOR SETTLEMENT (UP TO 3" MAX)
SEE TYP TREE PLANTING DETAILS



6 ROOTBALL TRUNK FLARE

SCALE: 1"=1'-0"

NOTES:
1. ALL SUBGRADE PREPARATION SHALL BE COMPLETED PRIOR TO INSTALLING PLANTING SOILS.
2. IF INSTALLING PLANTING SOILS ABOVE SUBSOILS THAT HAVE BEEN EXPOSED DURING CONSTRUCTION, CLEAN ALL DEBRIS AND TREAT WEEDS WITH ROUND-UP 2 WEEKS BEFORE BEGINNING SUBGRADE PREPARATION.
3. LOSEN GROUND A MIN OF 8" WITH THE TEETH OF A BACKHOE OR DEEP TILLAGE SOIL RIPPING ATTACHMENT.
4. INSTALL FIRST 6-8" LIFT OF PLANTING SOILS TO SCARIFIED SUBGRADE AND LIGHTLY COMPACT WITH TRACKED VEHICLE.
5. CONTINUE INSTALLING AND COMPACTING PLANTING SOIL IN 6-8" LIFTS UNTIL REQUIRED DEPTH HAS BEEN MET.
6. CONTRACTOR SHALL ENSURE A PERCOLATION RATE OF AT LEAST 1" PER HOUR AT TIME OF PLANTING IN THE PREPARED PLANTING AREAS (INCLUDING LAWN AREAS).
7. IF UNDISTURBED OR PREPARED SUBGRADE HAS BEEN EXPOSED FOR MORE THAN 1 WEEK, OR HAS EXPERIENCED RAIN, REPEAT RIPPING AND SCARIFICATION OF SUBSOIL SURFACE IMMEDIATELY PRIOR TO PLACING PLANTING SOILS.



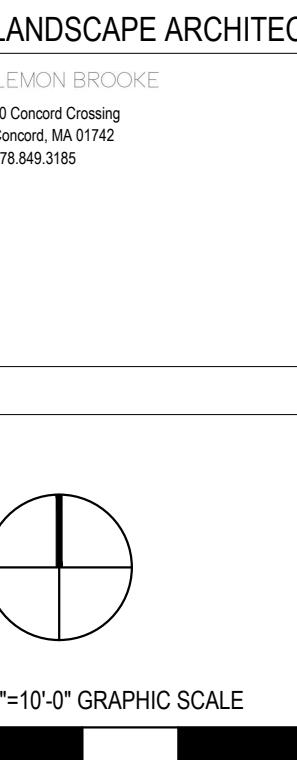
5 SUBGRADE PREPARATION IN PLANTING AREAS

SCALE: 3/4"=1'-0"

151 MAIN STREET
MAYNARD, MA

MATTWORKS, LLC

10 CONCORD CROSSING
CONCORD, MA 01742
978.349.3155



MASSACHUSETTS
LANDSCAPE ARCHITECT
REGISTRATION NO. 10040

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

REV: DESCRIPTION DATE

DATE: PROJ. NO. DRAWN CHECKED:
10/14/2025 25-005

SCALE: AS NOTED

DRAWING TITLE: PLANTING PLAN & DETAILS

HEET NO:

L.1



AR
Acer rubrum 'Armstrong'
Armstrong Red Maple



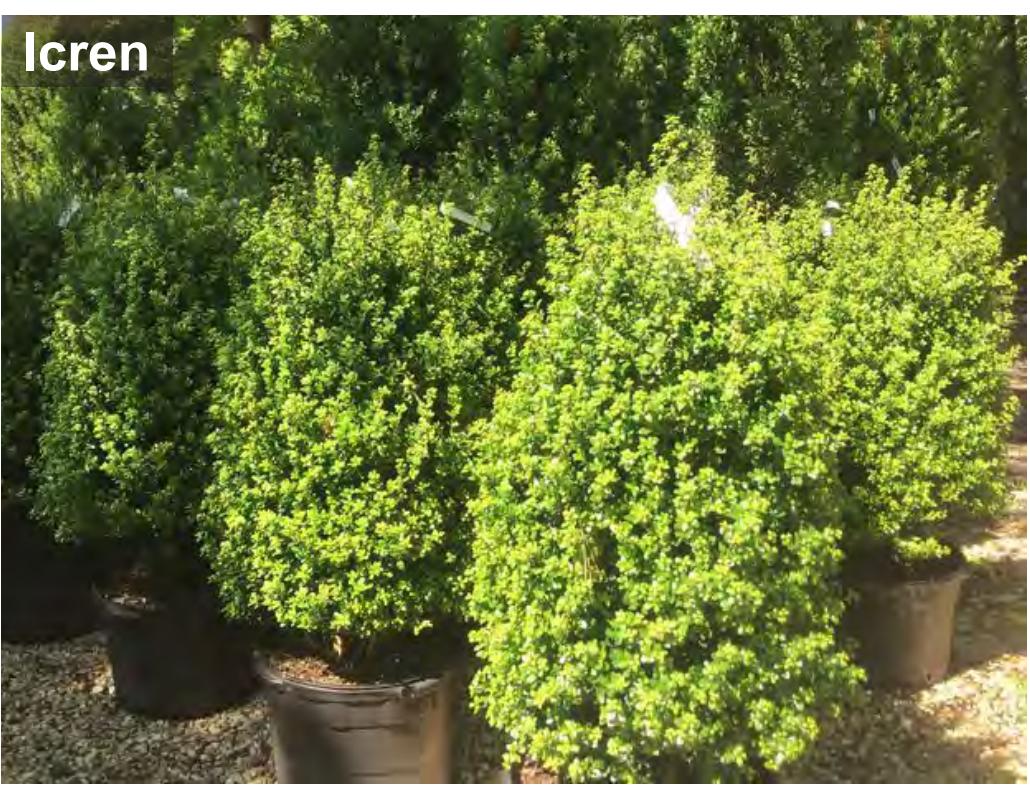
MV
Magnolia virginiana,
Sweetbay Magnolia 'Moonglow', 'Henry
Hicks', 'Green Shadow' acceptable



NS
Nyssa sylvatica 'Green Gable'
Green Gable Black Gum



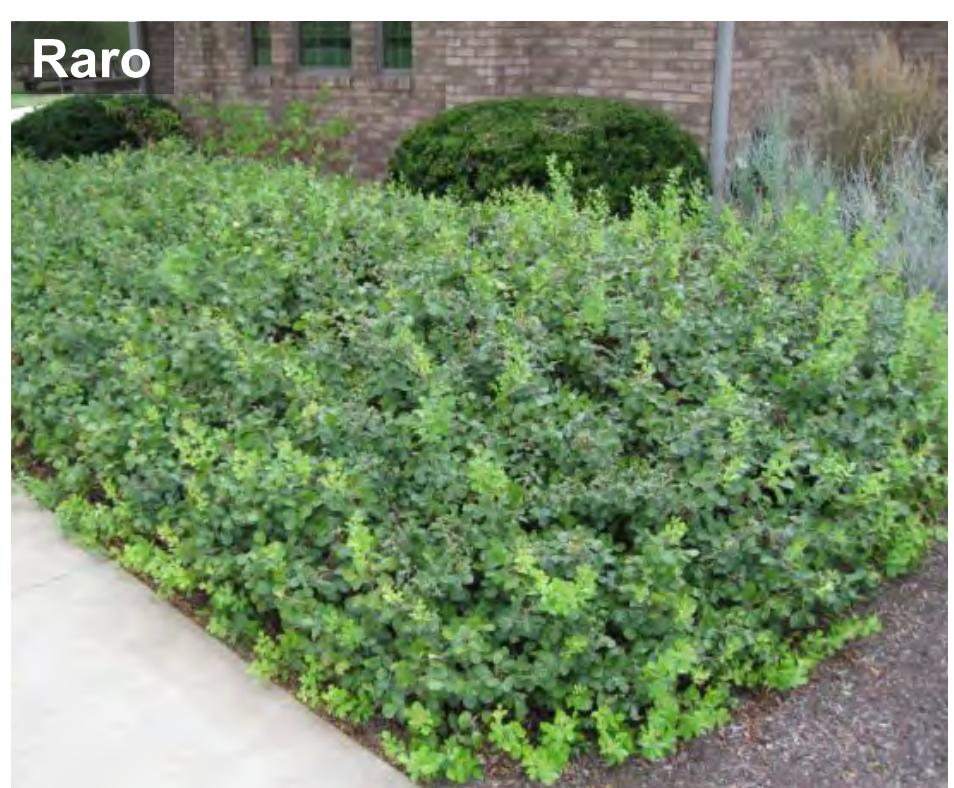
Hxap
Hamamelis x 'Arnold Promise'
Witchhazel



Icren
Ilex crenata 'Steeds'
Steeds Japanese Holly



Dlon
Diervilla lonicera 'Copper'
Copper Bush Honeysuckle



Raro
Rhus aromatica 'GroLow'
Fragrant Sumac



arct
Arctostaphylos uva-ursi
Bearberry



y.fCG
Yucca filamentosa 'Color Guard'
Color Guard Yucca



c.aKF
Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Feather Reed Grass



p.vCB
Panicum virgatum 'Cape Breeze'
Cape Breeze Switchgrass



SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

REV: DESCRIPTION DATE:

DATE: PROJ. NO. DRAWN CHECKED:
10/14/2025 25-005

SCALE:
1"=10'-0"

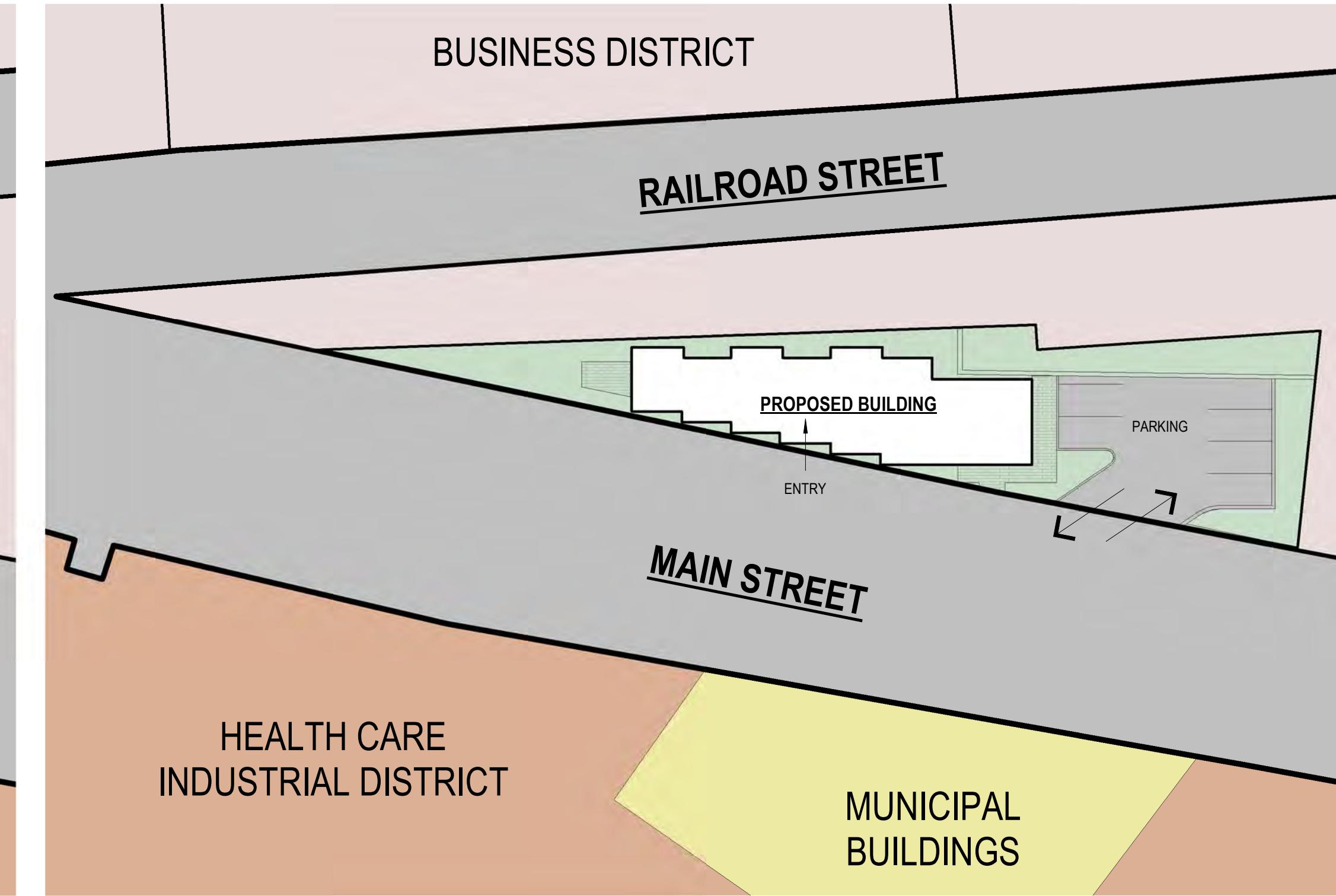
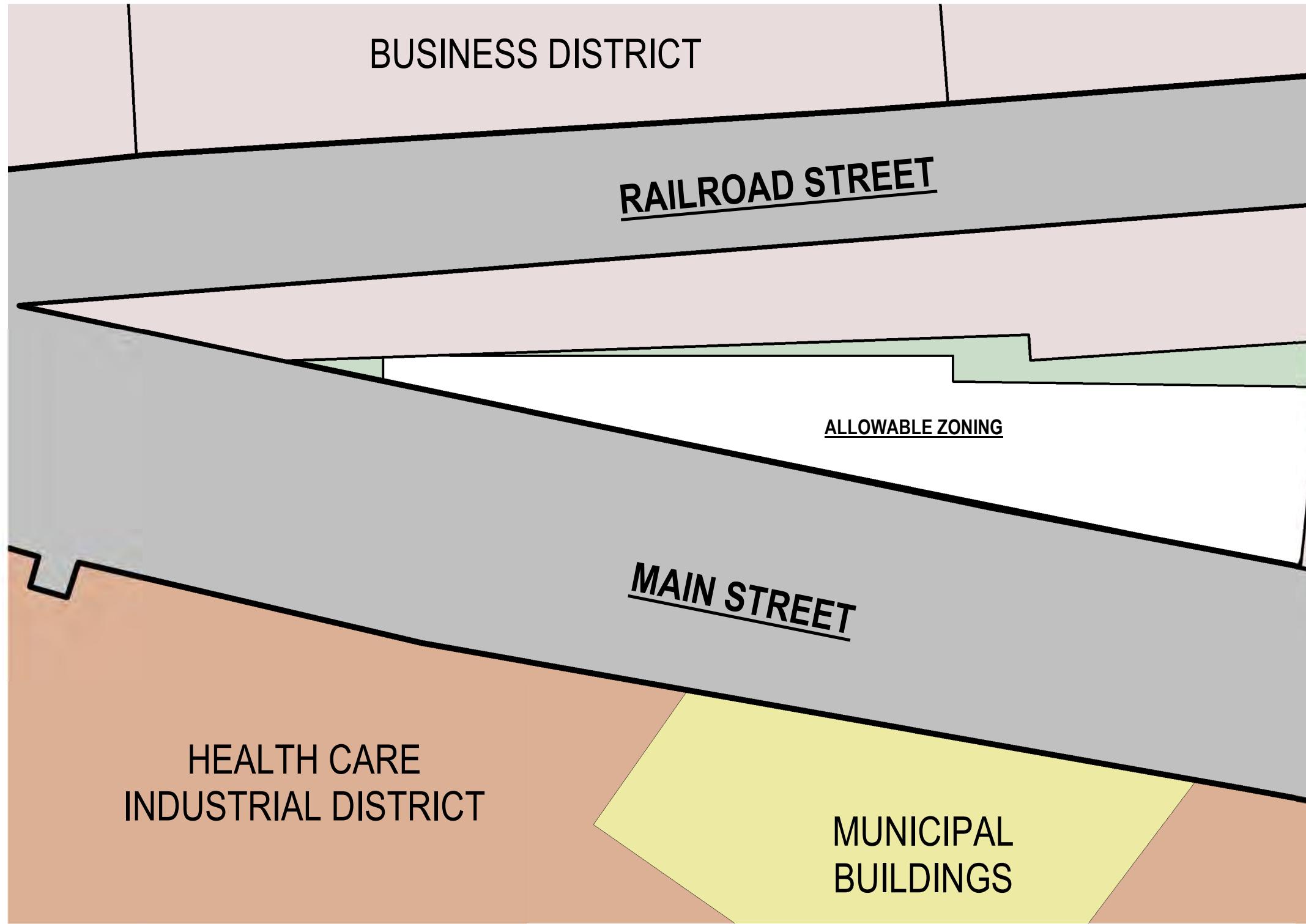
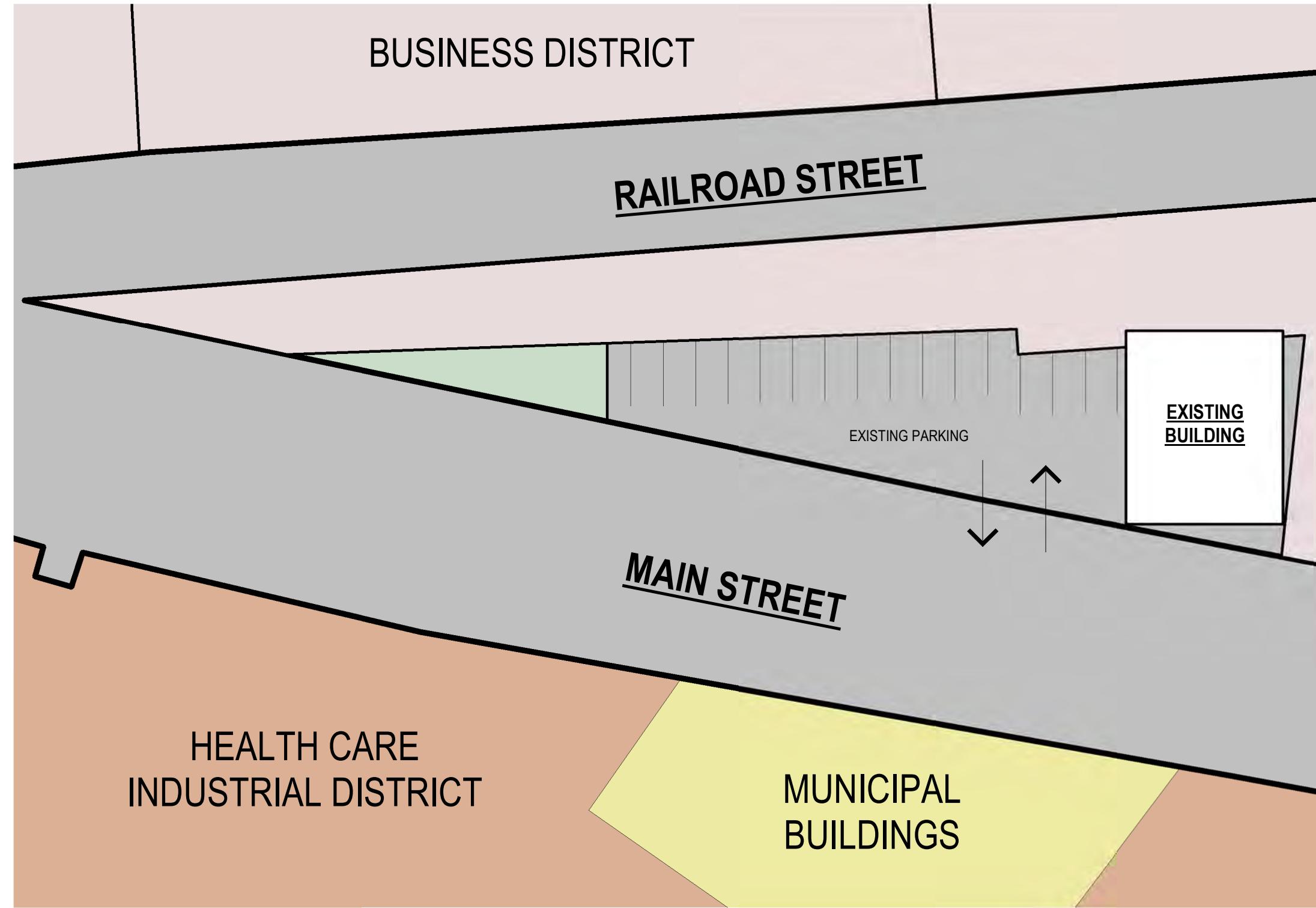
DRAWING TITLE:

PLANTING ILLUSTRATIVE

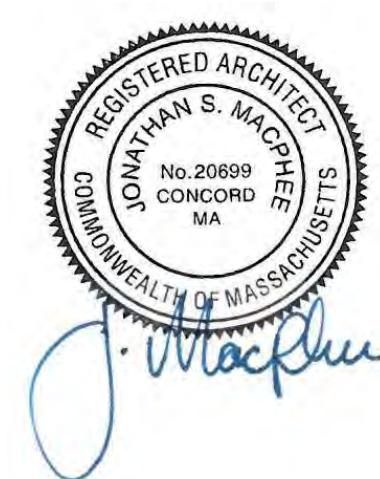
Sheet No:

L.2

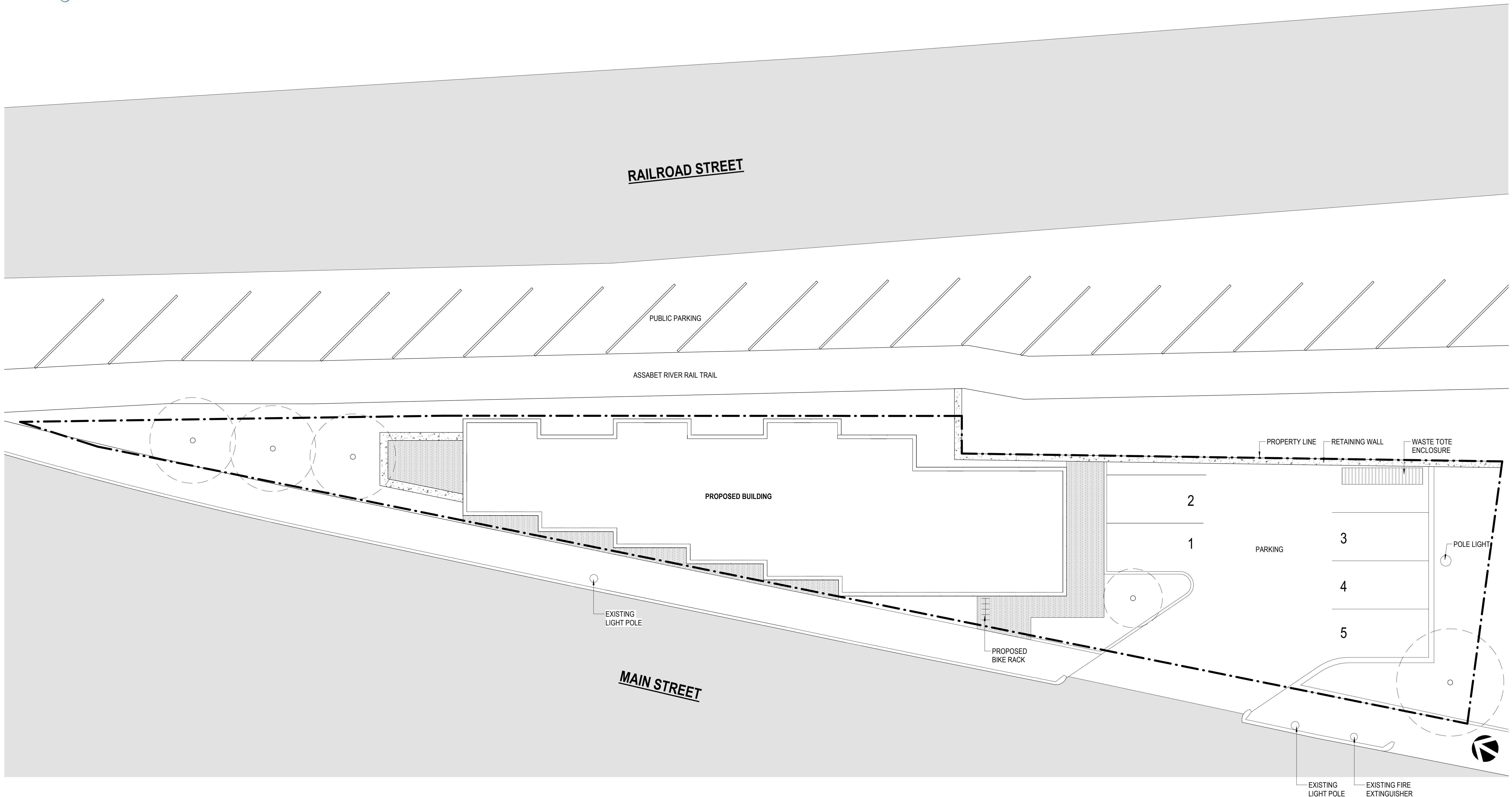
ARCHITECTURE



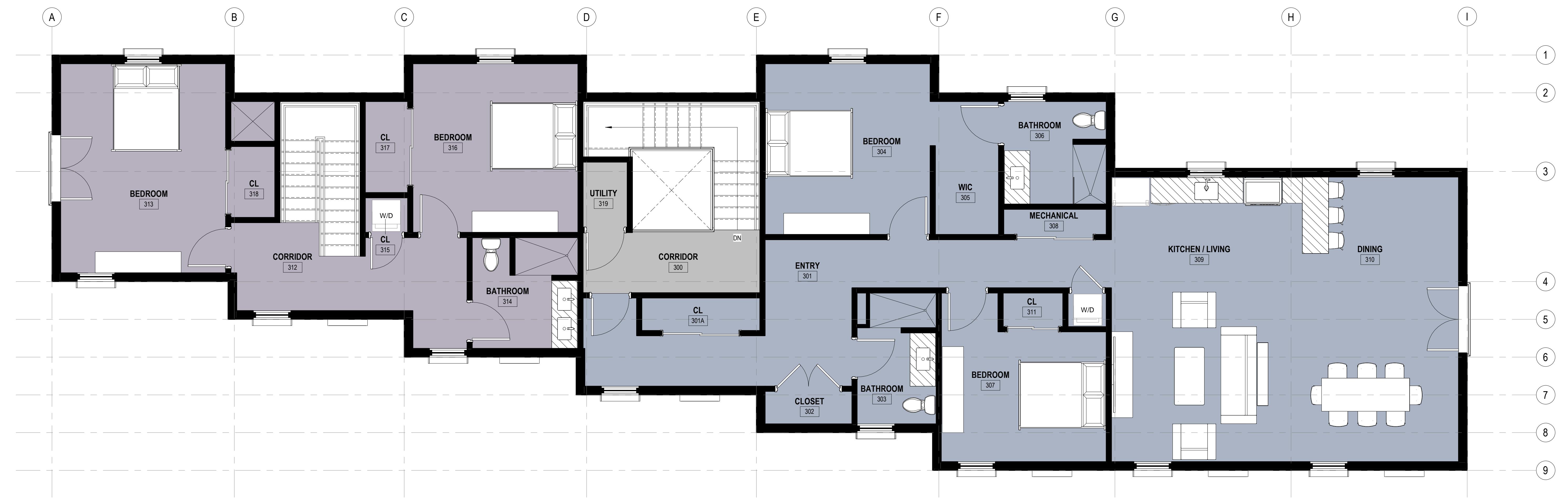
DESCRIPTION: EXISTING SINGLE STORY BUSINESS TO BE TORN DOWN AND REPLACED WITH A 3-STORY MIXED-USE BUILDING. GROUND FLOOR TO HAVE 2 BUSINESS UNITS WITH 3 RESIDENTIAL UNITS ABOVE.



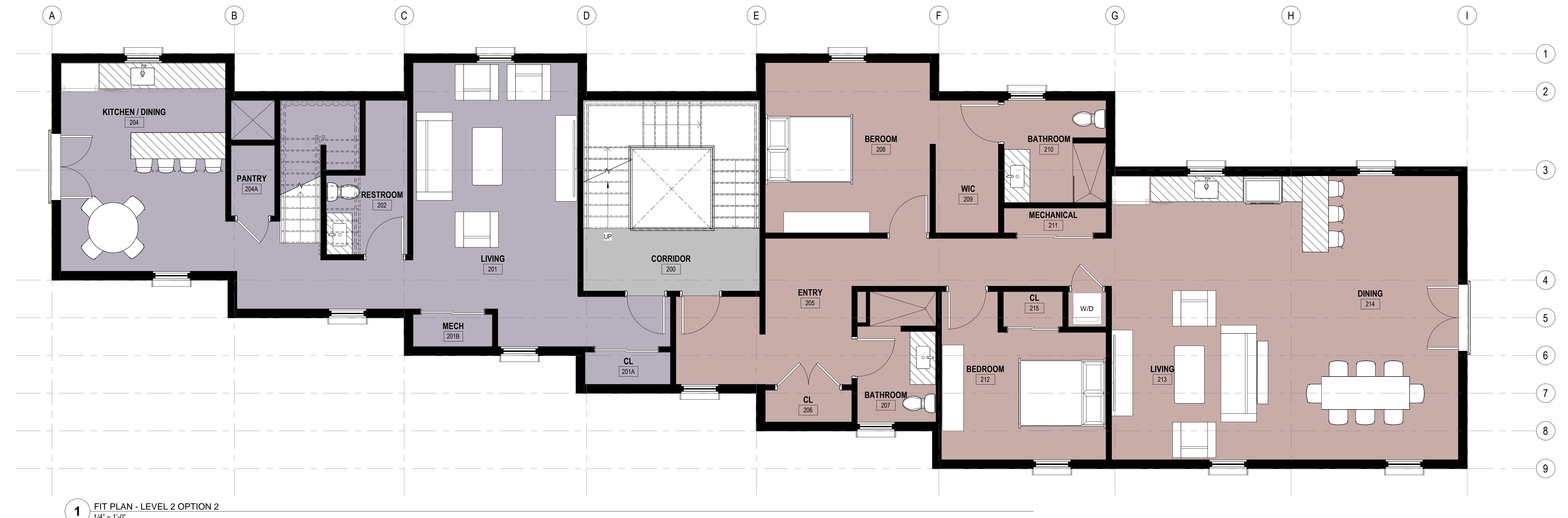
ZONING INFO	Existing	Allowed	Proposed
Zoning District	B Business District Downtown Overlay District		
Conforming Lot	7000 SF		
Lot Area	7521 SF		
Building Footprint	1694 SF	6769 SF	2706 SF
Building Height	Single Story <20'	45'	35'
Building Use Type	Commercial Retail/Store	Mixed Use, allowable by right	Mixed Use, allowable by right
Lot Frontage	275.7'	Min 20'	112.6"
Front Yard Setback	1' +/-	10' Max	1' +/-
Side Yard Setback	Right 9', Left N/A	Right 0' Min, Left N/A	Right 77' +/-, Left N/A
Rear Yard Setback	1.5' Over Lot Line	0' Min	.6' +/-
FAR	22.50%	Mixed - Use 90%	36%
Parking	21 Spaces	1.5 per residential unit (14) & 1 space per 500 GSFA Retail/Office (12 for 6000 SF)	1.5 Spaces per Residential Unit (5) & 1 space per 500 GSFA Retail/Office (5 for 2383 sf)
Ground Floor GSFA Min		2000 SF or 15% total area of building	
Section 9.4.5: Number of Residential Units Reduced Area		9 (800 SF/unit)	
Affordable Units Req. per Reduced Area		15%, 2 units	







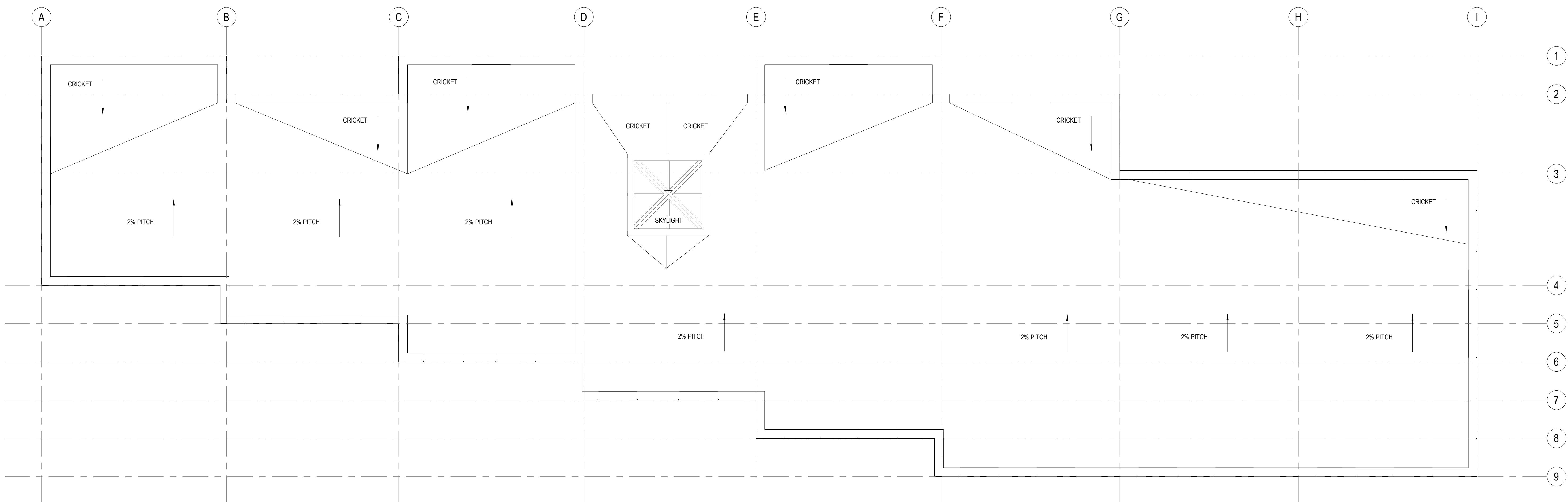
2 FIT PLAN - LEVEL 3 OPTION 2



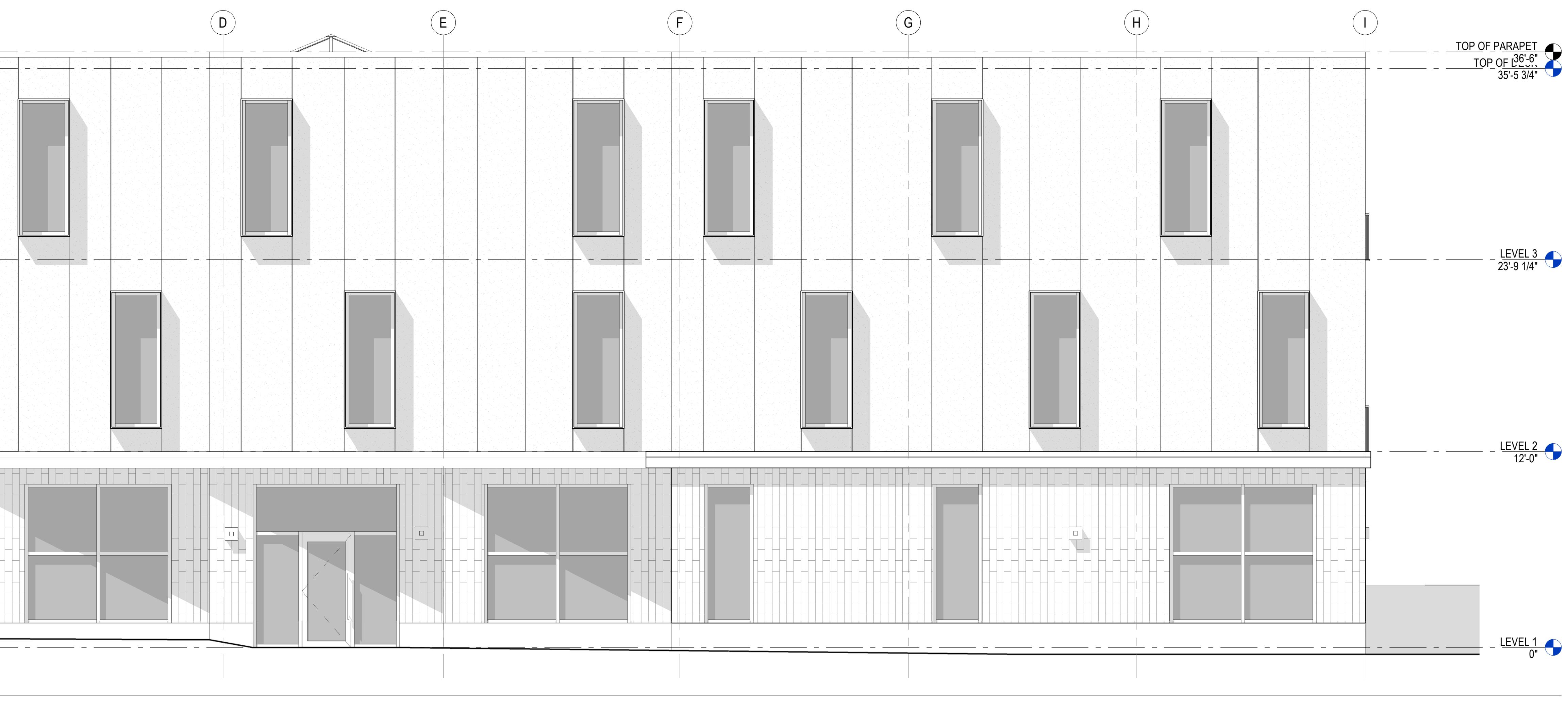
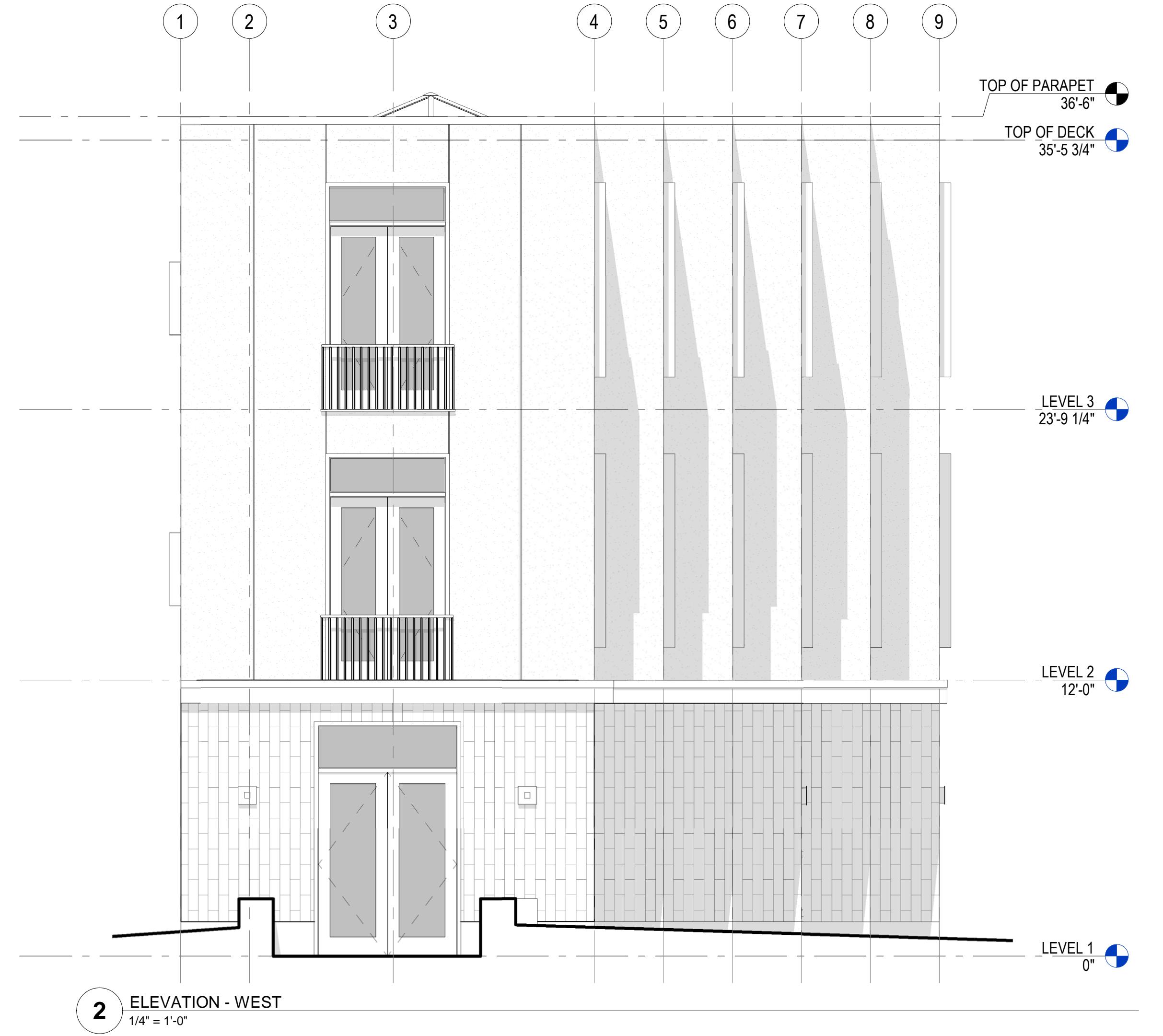
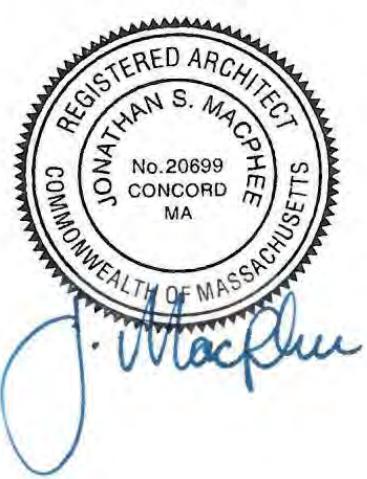
J. MacCormac



J. MacPherson

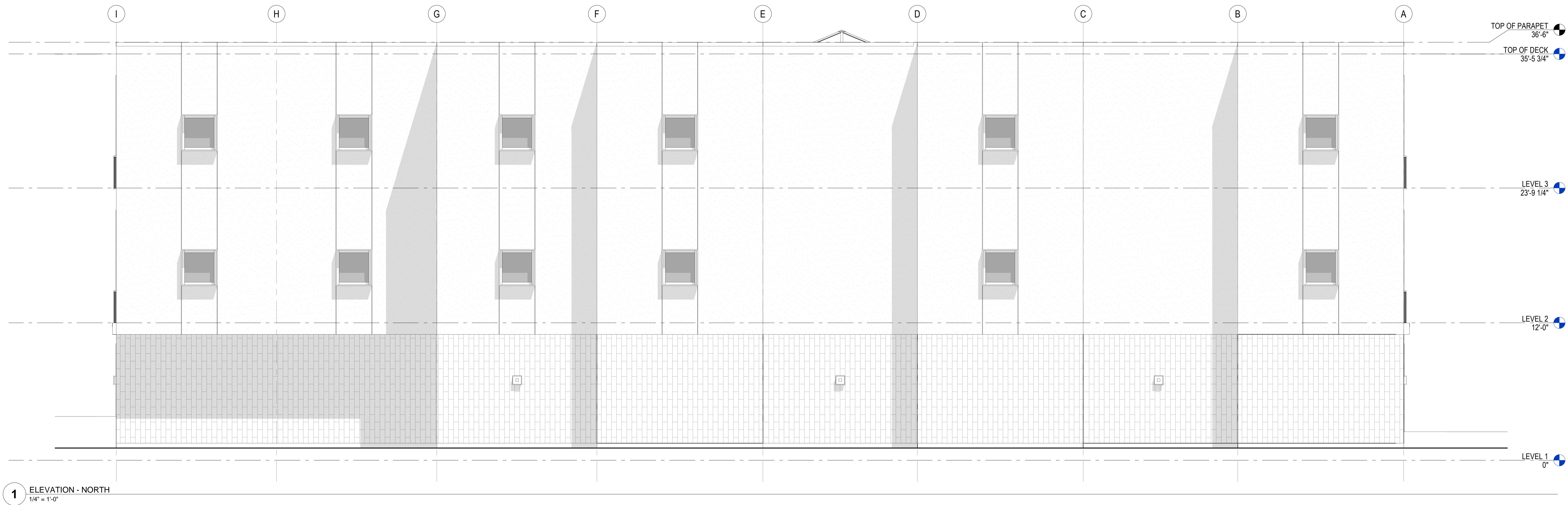


1 ROOF PLAN
1/4" = 1'-0"



MAYNARD MIXED-USE

151 MAIN STREET
MAYNARD, MA 01754



MAYNARD MIXED-USE

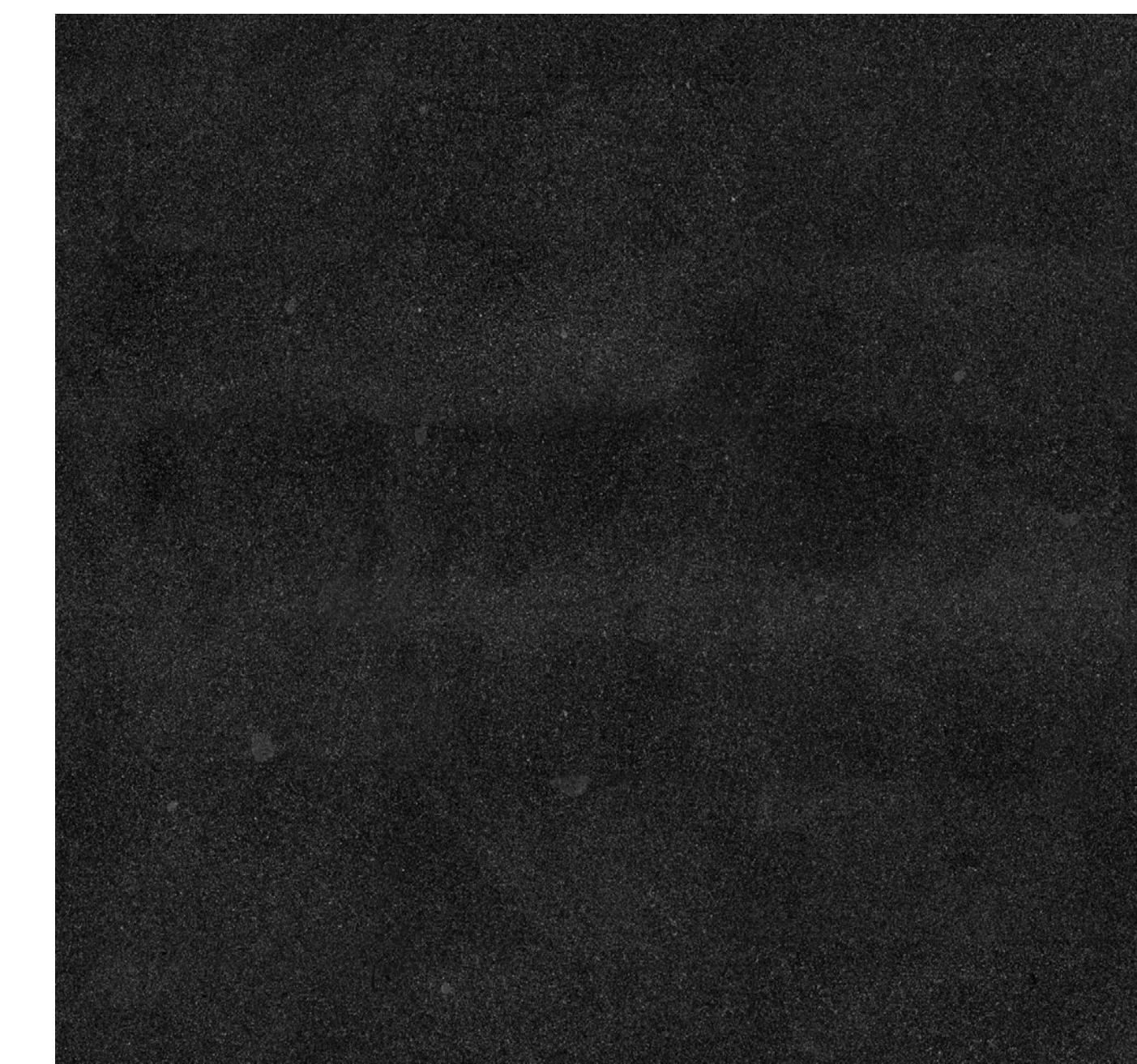
151 MAIN STREET
MAYNARD, MA 01754



LIGHT GREY STUCCO



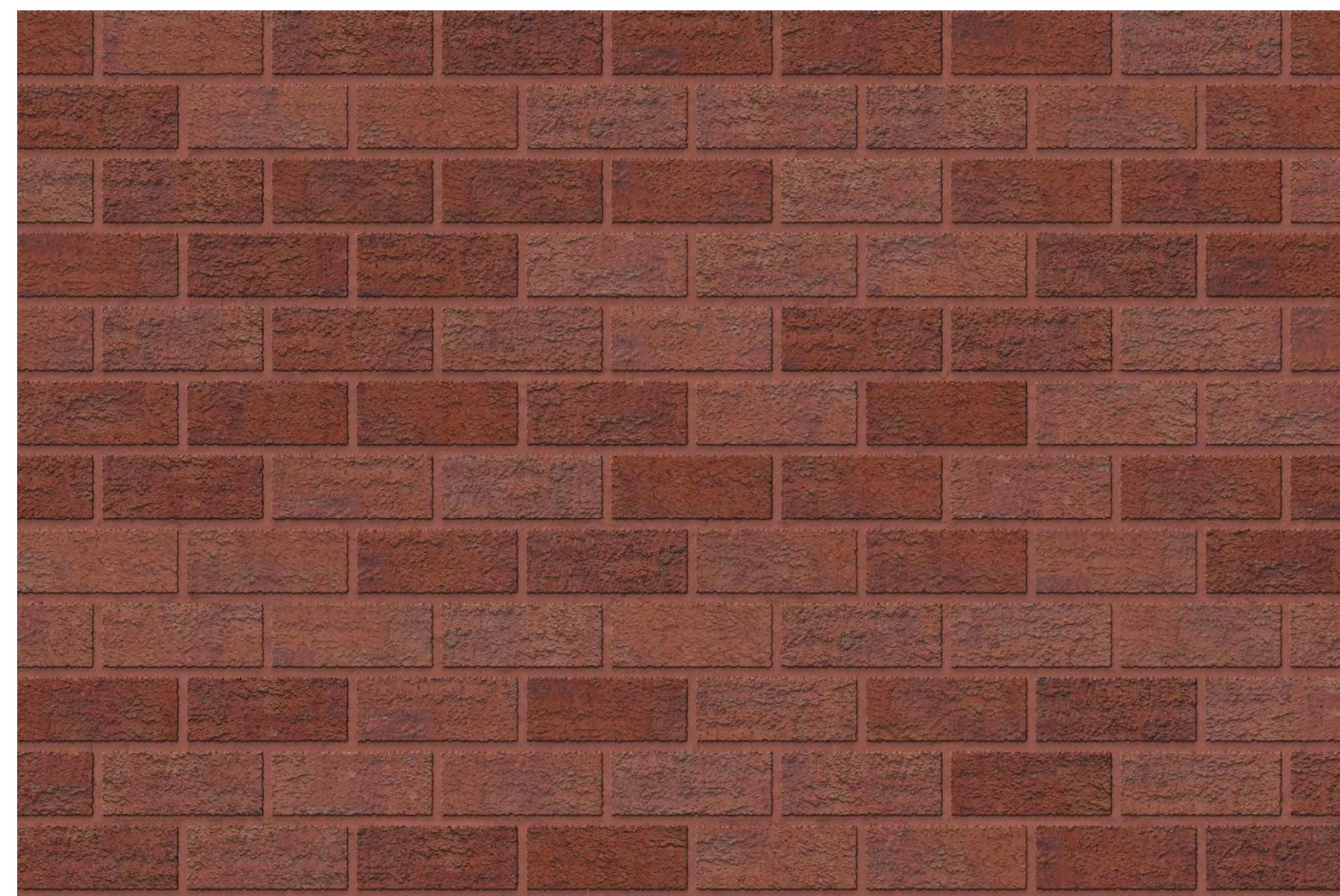
LIMESTONE BASE



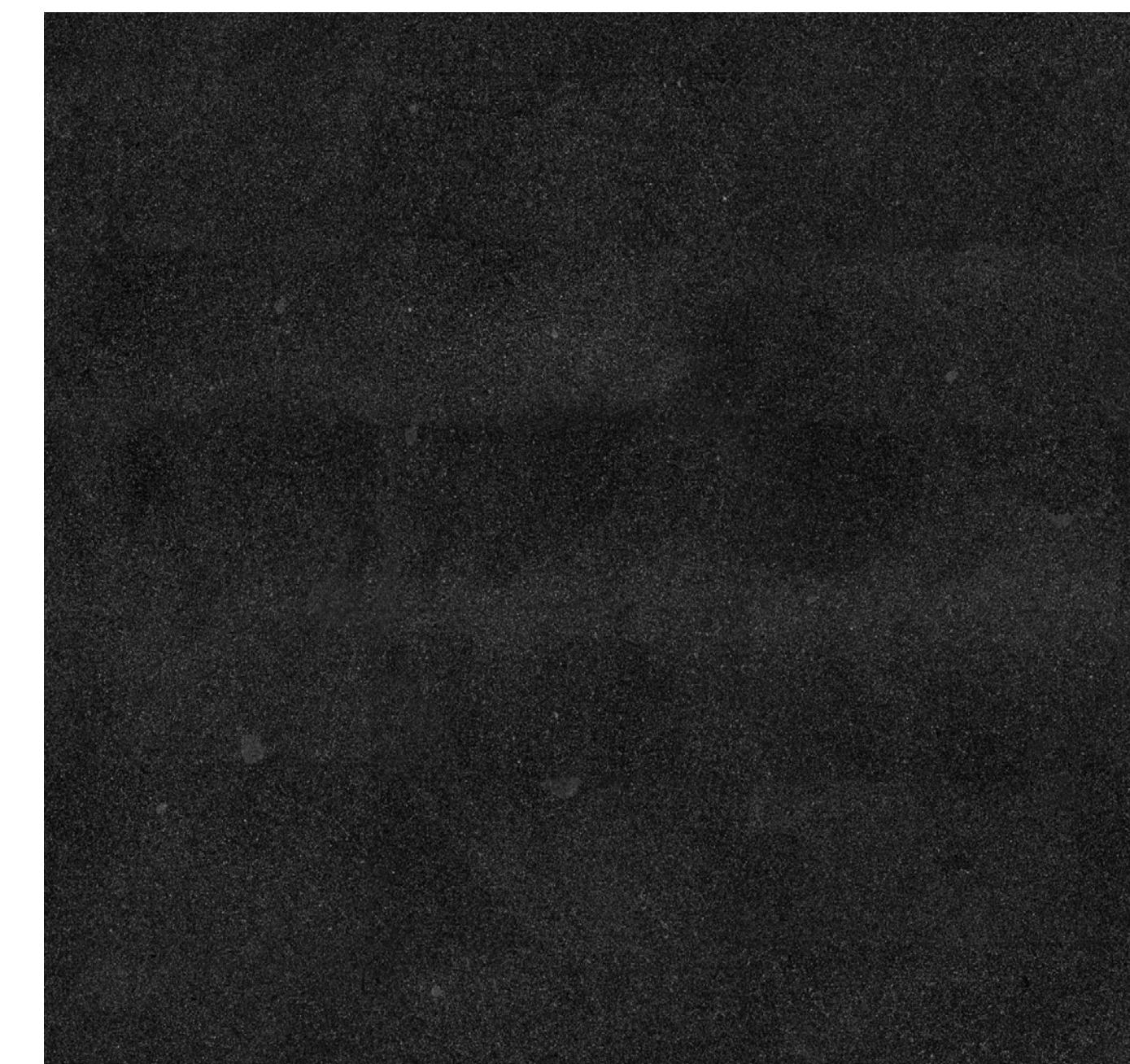
GRANITE FOUNDATION



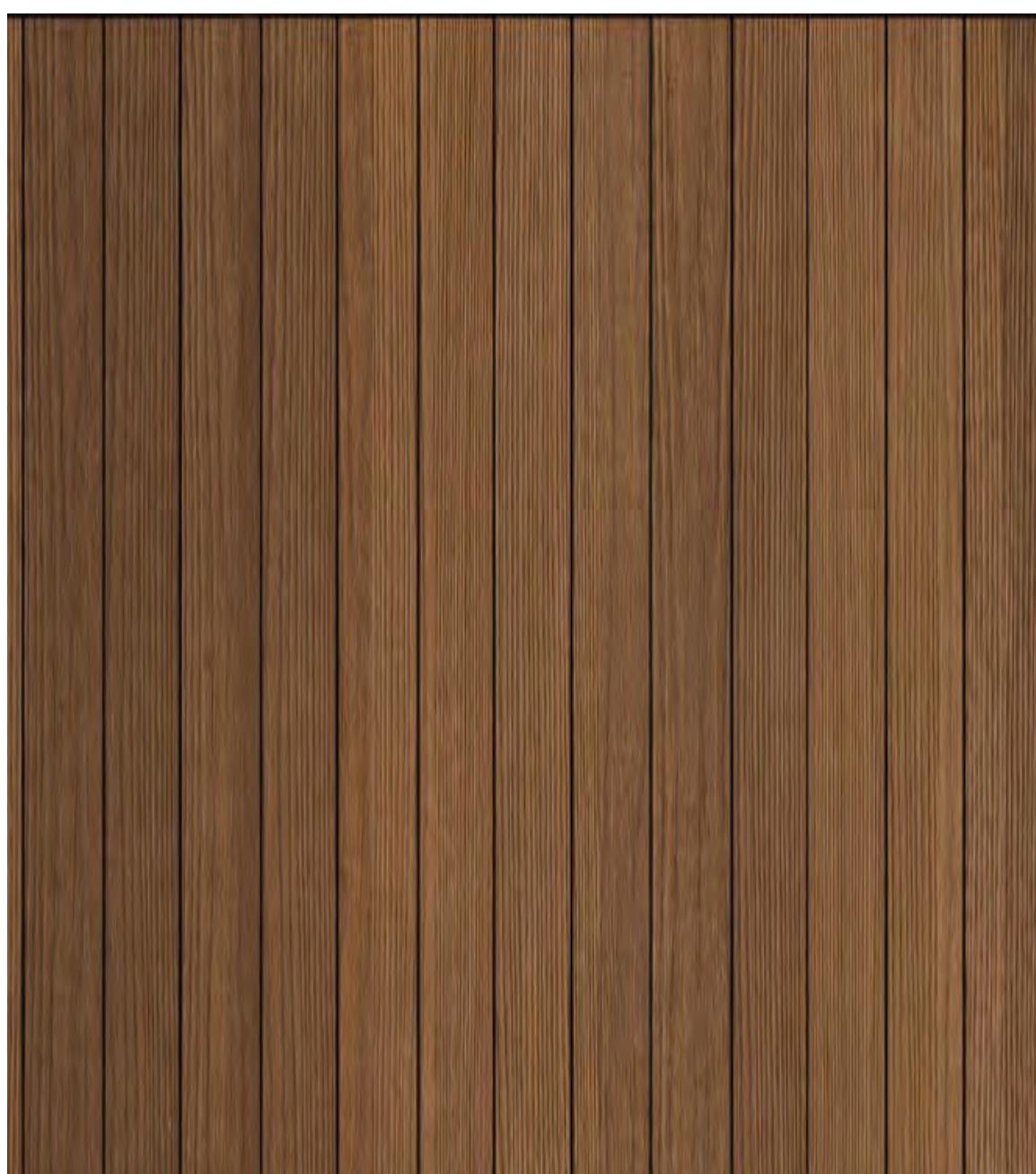
LIGHT GREY STUCCO



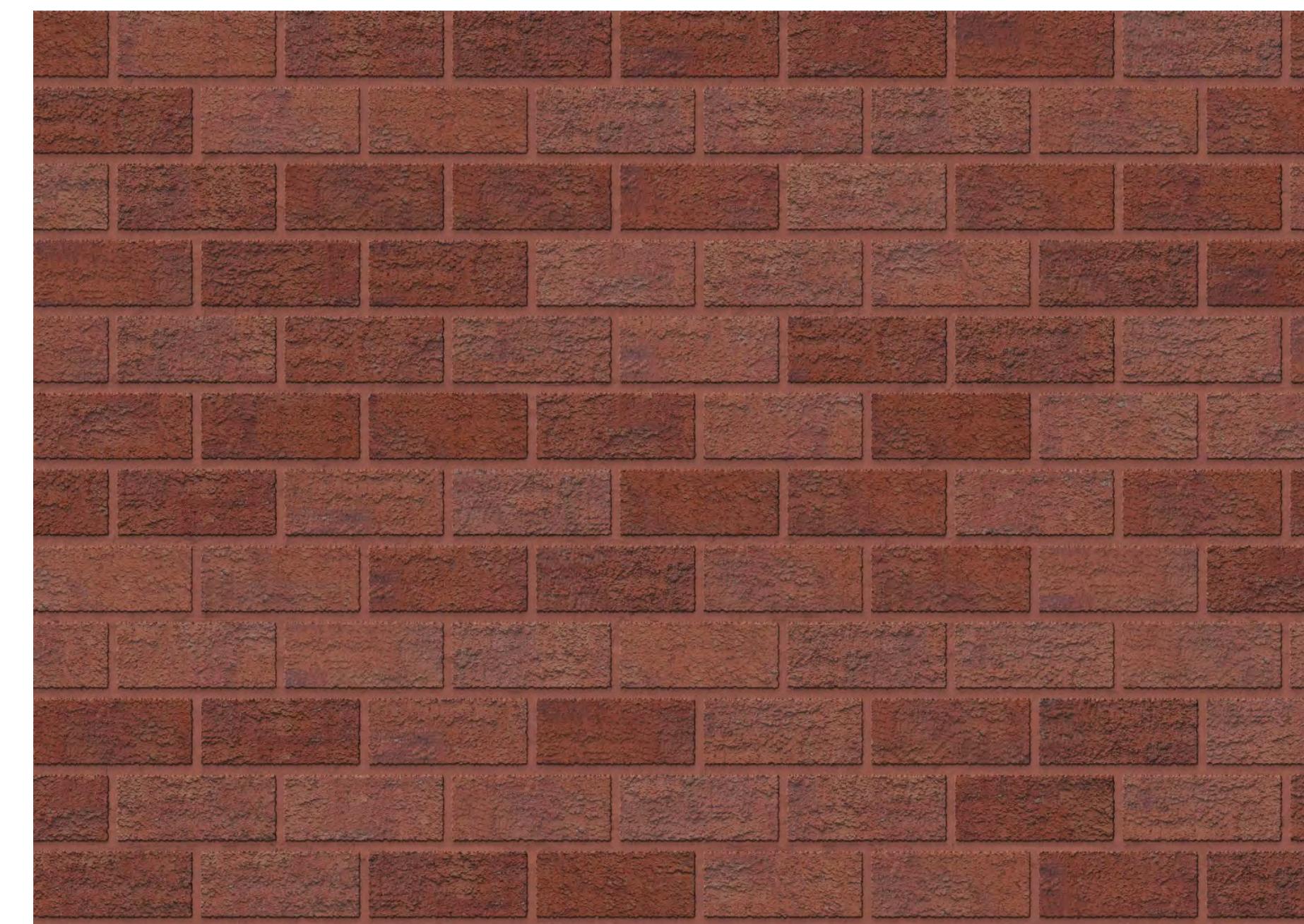
BRICK BASE



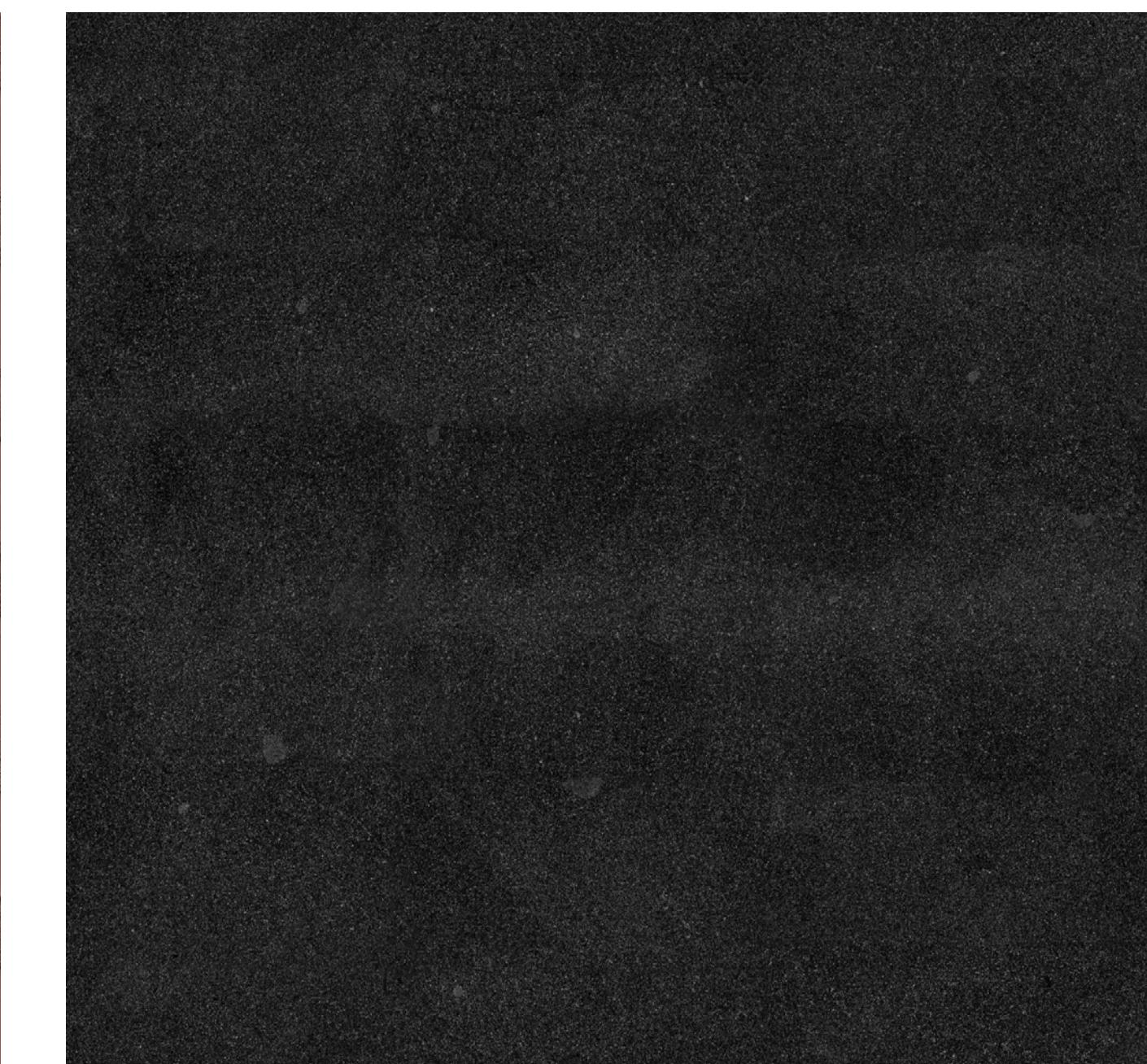
GRANITE FOUNDATION



WOOD SIDING



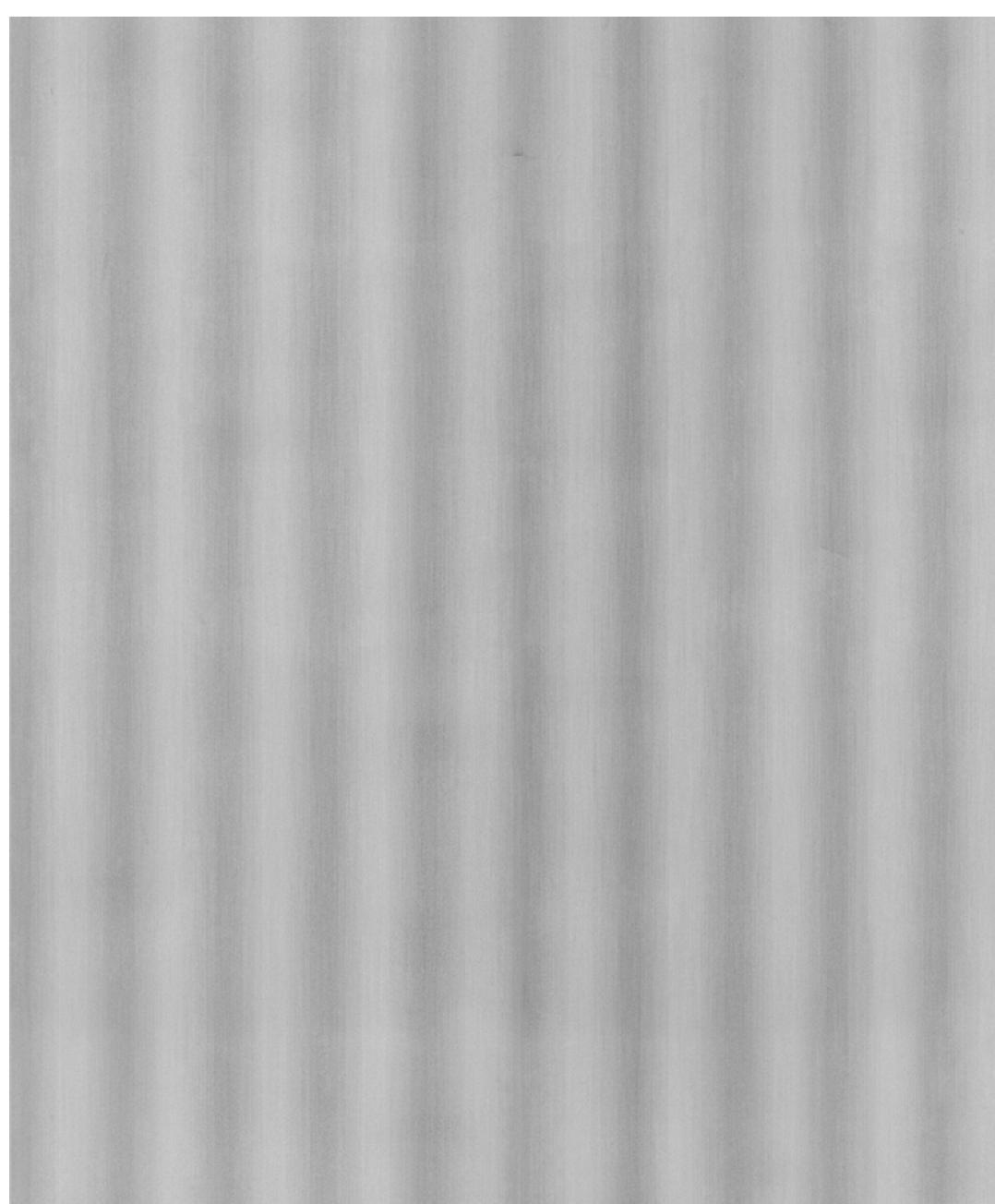
BRICK BASE



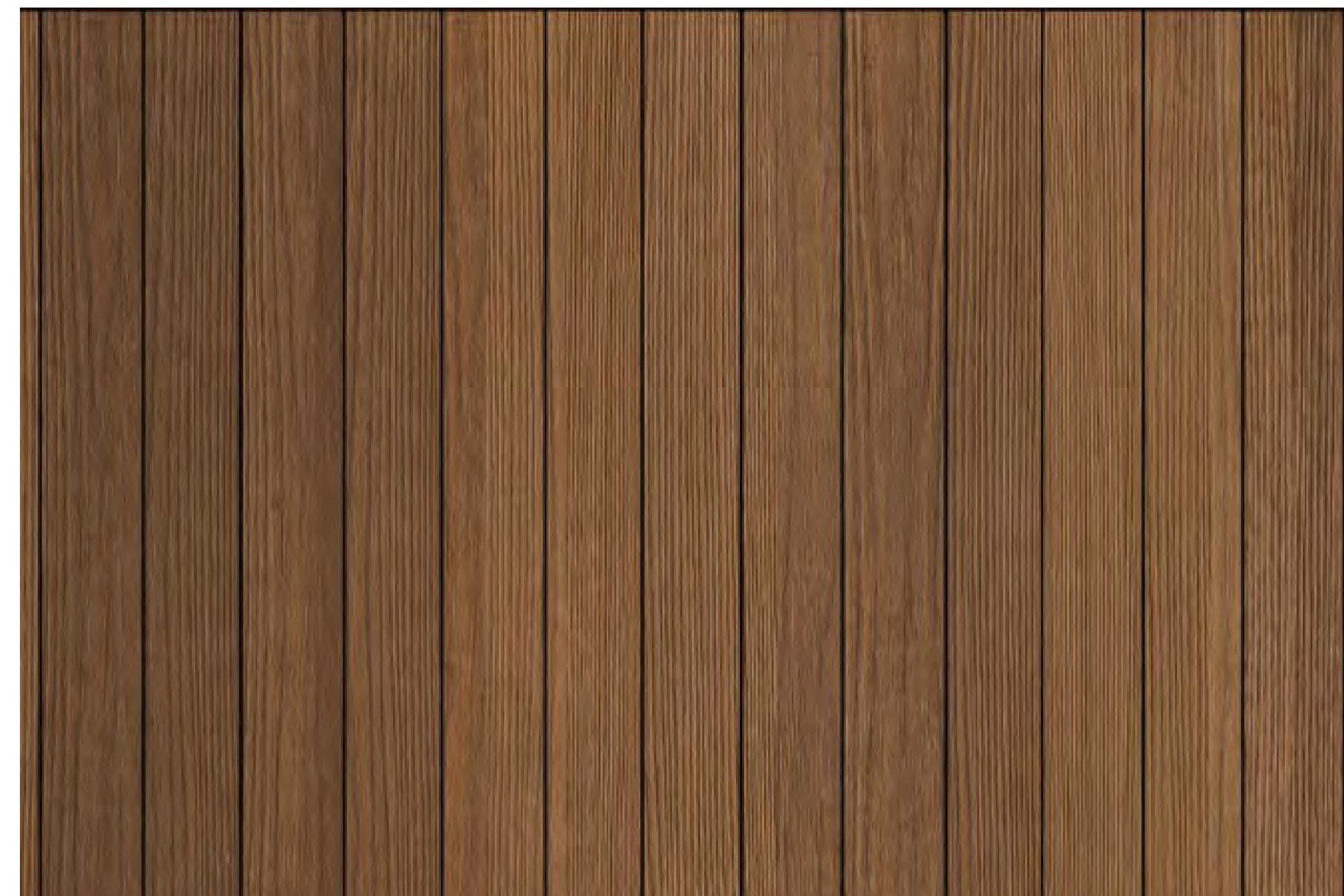
GRANITE FOUNDATION

MAYNARD MIXED-USE

151 MAIN STREET
MAYNARD, MA 01754



CORRUGATED METAL PANELS



WOOD PANELS

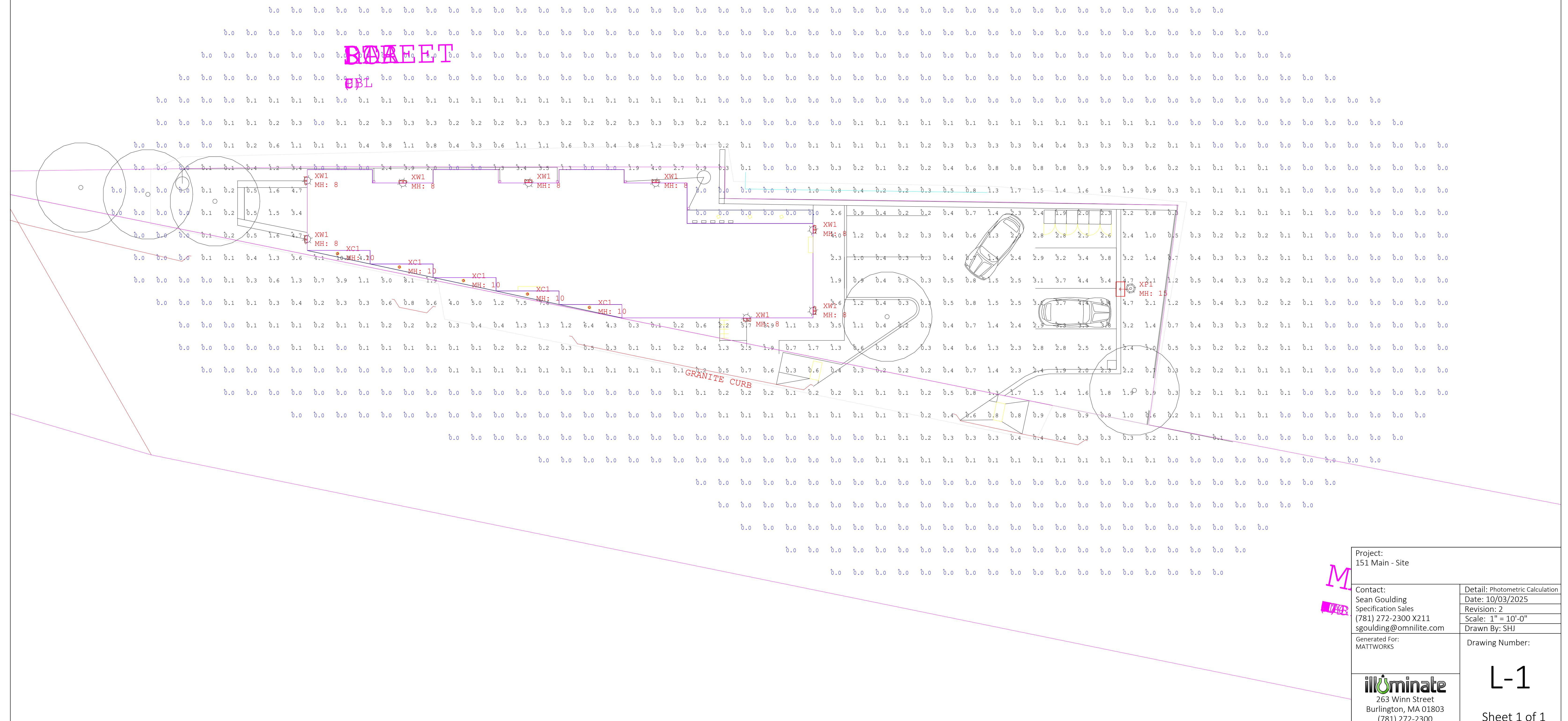


CONCRETE FOUNDATION

LIGHTING

Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
5	XC1	10.32	SINGLE	0.900	DLQ340WUE-DUN
1	XP1	52	SINGLE	0.900	VP-1-160L-50-3K7-4F
8	XW1	10.42	SINGLE	0.900	WD1473B-T30

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.42	10.9	0.0	N.A.	N.A.



VIA EMAIL

To: Maynard Planning Board
From: Maynard Tree Committee
Re: Comments on 151 Main Street Development Proposal
Date: November 9, 2025

Dear Members of the Planning Board,

Thank you for the opportunity to comment on the proposed development at 151 Main Street. Based on our Committee's internal review, we offer the following recommendations:

1. **Tree size and placement.** We ask that the proposed *Hamamelis* in the northeast corner be replaced with a larger tree to improve canopy impact. We also recommend shifting the westernmost tree plantings further west into the vegetated triangular area to distribute shade and coverage more effectively.
2. **Protection of existing trees.** We request clarification on whether any existing established trees along the rail trail will be removed and how the development will preserve or enhance the existing green buffer between the building site and the rail trail. Existing trees should be maintained if possible, as they provide valuable shade and screening for the rail trail.
3. **Native species and species diversity.** We strongly encourage the use of native species. Committee members specifically recommend replacing Japanese holly with native inkberry (*Ilex glabra*) and avoiding overreliance on horticultural red maples (which are commonly over-planted). Mixing additional native species such as sourwood, sassafras, hickories, and black huckleberry could improve ecological value and seasonal interest.
4. **Mitigation opportunities.** We recommend exploring mitigation funding to support additional public shade-tree plantings along the rail trail and Railroad Street.

Thank you for considering these comments. We appreciate the opportunity to support a project that contributes positively to Maynard's tree canopy and community landscape.

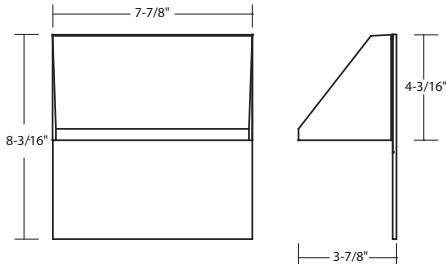
Sincerely,

Danny Schissler
Chair, Maynard Tree Committee

CC Steve Smith

WD1473 : 8" x 4" TRAPEZOID

1-DIRECTIONAL WALL MOUNT (IP65) 850LM (15W)



Shown with Signage Plate (-PL)



- Now with Integral Emergency Option!
- Sleek architectural design
- Durable, corrosion resistant finish
- Emergency back up available
- 5-year limited warranty

ORDERING : WD1473B-FRUE-D10-T30-BWW-EMB-FC-SDL

WD1473

Fixture	Finish	Lens	Control	LED	Optics	Emergency Options	Options
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Finish	Control	LED	Emergency Options
White (RAL 9003) W	Non-Dimming (120V)	Blank	None Blank
Silver (RAL 7037) S	ELV and Triac Dimming (120V)	-DIN	Remote Emergency -EMAC
Bronze (RAL 8019) BZ	0-10V Dimming (120V/277V)	UE-D10	BackPack (Side Mount) -EMB-SD
Black (RAL 9005) B	UniDim™ 0-10V, ELV, Triac Dimming (120V/277V)	UE-DUN	BackPack (Face Mount) -EMB-FC
Light Silver (RAL 7036) LS²	0-10V 1% Dimming (120V/277V)	UE-D10P1	BackPack (Empty, Side Mount) -EMB-BLANK-SD³
Dark Grey (RAL 7015) DG²	0-10V Dimming (347V)	-347-D10¹	BackPack (Empty, Face Mount) -EMB-BLANK-FC³
Metallic Gold (RAL 1001) MG²	UniSense - Integral Motion/Photosensor (120V)	-SUN-INT⁶	
Metallic Black (RAL 7021) MB²	UniSense - Integral Motion/Photosensor (120V/277V)	-SUN-INT-1227⁶	
Lens	Optics		
Clear	None	Blank	
Frosted	Forward Throw (Type IV)	-BIV	
	Wall Wash	-BWW	
Options			

¹Special order. Minimum order quantity, extended lead time, and setup fee may apply. Consult factory.

²Special Order Finish. Minimum order quantity (MOQ) applies. Orders less than MOQ are subject to a special paint set-up fee for the quantity ordered. Extended lead times may apply. Consult Factory.

³Blank EM enclosure available for Non-EM units to provide a seamless design aesthetic when EM enabled products are installed.

⁴(T35) 3500K is not available with (UE-D10P1) or (UE-DUN) dimming options.

⁵(T35) is not compatible with (-EMB-SD), (-EMB-FC), (UE-D10P1) for 3000K and 4000K, and (UE-D10) for 3500K.

⁶(SUN-INT) sensor integrated into the reflector. Consult Factory for layout assistance or alternate sensor mounting.

⁷Special Order. Must be ordered with -EMB-BLANK.

Custom RAL Color: Please note that we appreciate custom finishes. Custom finishes are subject to a special paint setup fee for the quantity ordered. Extended lead times may apply. Consult Factory.

SPECIFICATION

Application

This WD1 series single direction wall mount luminaire can be used for both interior and outdoor locations. The single reflector design can be used for direct illumination downward or indirect illumination upward for new construction or retrofit installations. Typical locations are in residential, commercial, and architectural facades and retail spaces that contain walls and/or columns.

Housing/Arm

Housing and Arm are constructed of one piece rectilinear high grade aluminum extrusions (Alloy 6061<.04% Cu). Faceplate (with flush mounted tempered glass lens) and end caps are of a robust die cast aluminum alloy sealing the housing (top and bottom) using silicone gaskets. An aluminum alloy mounting plate with a U-bracket installs onto an electrical junction box and secures into the arm with two (2) flat head countersunk phillips head stainless steel screws.

Mounting:

The 6" high x 4-1/2" wide rectangular mounting plate with U-bracket installs onto a 4" octagonal electrical junction box. For other junction box sizes see installation instructions.

Finish:



A 7-stage electrostatic, polymer process provides an outdoor textured powder coat finish that delivers outstanding durability, superior anti-aging, resistance to corrosion and UV-degradation. Consult factory for Custom Color. (More Information)

Standard Finishes:

White: RAL 9003 (W)
 Silver: RAL 7037 (S)
 Basic Bronze: RAL 8019 (BZ)
 Black: RAL 9005 (B)

Special Order Finishes:

Light Silver: RAL 7036 (LS)
 Dark Gray: RAL 7015 (DG)
 Metallic Gold: RAL 1001 (MG)
 Metallic Black: RAL 7021 (MB)

Certifications and Listings:

ETL / cETL Listed to UL1598 and UL8750 standards.

Suitable wet locations. (IP65)

Assembled in USA.

IK08 rated for impact resistance.

ADA compliant and suitable for installation within 4ft of the ground.



SPECIFICATION (Continued)

Caution: LITON recommends use of surge protectors on the power entering LED Housings. Surge damage is not covered by warranty.

Warranty

Covered by a 5-Year Warranty to be free of defects in materials and craftsmanship. Fixture should not be installed in applications with ambient temperature above 50°C/122°F. Doing so will result in reduced lamp life and voided warranty.

Optics

Multifaceted aluminum reflector produces low glare illumination with Forward Throw (Type IV) optic.

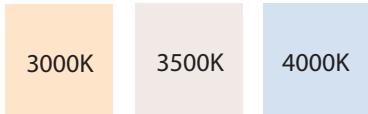
LED

COB (Chip on Board) singular LED light source provides for smooth, uniform light output, eliminating the imaging produced by multiple LED source optics.

Lumen Maintenance: Lumen Maintenance is a minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results.

Lumen Options (Nominal): 850 lm (15W)

Color Temperature: Binned with 4-step MacAdam ellipses as per ANSI Standard recommendation.

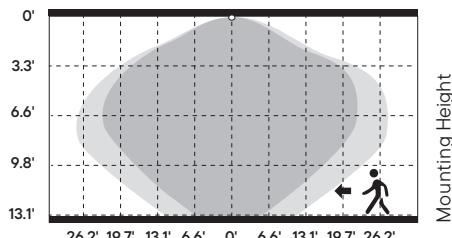


COLOR TEMP: 3000K 3500K 4000K
CRI: 90 80 90

Unisense™ PROGRAMMABLE MOTION + DAYLIGHT (-SUN-INT, -SUN-INT-1227)

- Microwave and PIR (Passive Infrared) sensors depending on option
- Daylight harvesting
- Dusk/dawn sensing capabilities
- Motion Sensor

13' Height



13.1 ft max. distance with 100% sensitivity

Well Detected Area Possibly Detected Area 1.6-3.3 ft/s

SPECIFICATION (Continued)

Emergency Options

When AC power fails, provides 90 minutes of power to the luminaire. In the event of a power failure, the LED Emergency backup switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single enclosure.

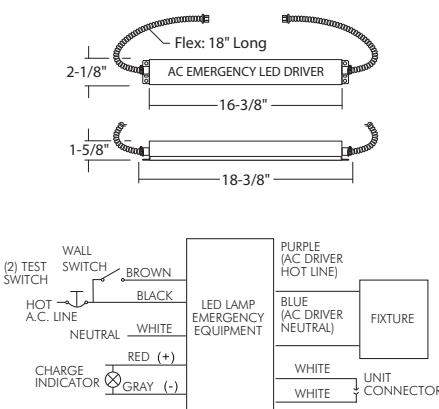
Remote Emergency Back Up (-EMAC):

For installation away from the surface of the building in remote hidden location.

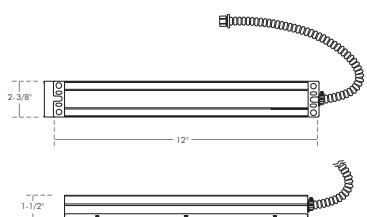
- Hidden Emergency Equipment
- Must be installed in Dry Locations

Not rated for outdoor mounting.

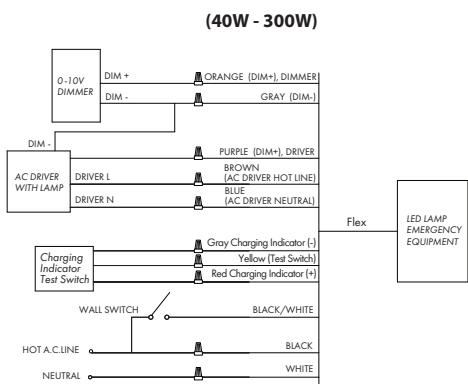
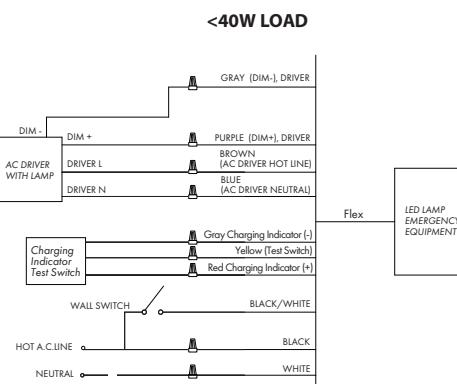
Damp location rated.



Output Power:	25 Watts (Max)
Input Power:	6 Watts (Max)
Emergency Operation:	≥90 minutes
Operating temp:	0°C/32°F to 50°C/122°F
Input Voltage:	100-277 VAC, 50-60Hz
Battery:	High Temp Nickel-Cadmium 48 Hour Recharge 7-10 Year Life Expectancy
Charge Time:	24 hours
Max Distance:	25'
Weight:	3 lbs.
Warranty:	2-year
Surge Protection:	None



Input Voltage:	120-277VAC/60Hz
Output Voltage:	170VDC (120VAC Equivalent)
Wattage:	40W
Switching Time:	<1s
Charging Time:	24h
Operating Time:	90 minutes
Minimum Temperature:	0°C
Maximum Temperature:	50°C
Maximum Lumens:	3500lm

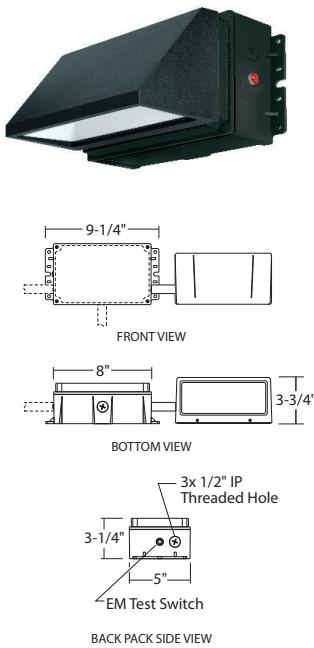


SPECIFICATION (Continued)

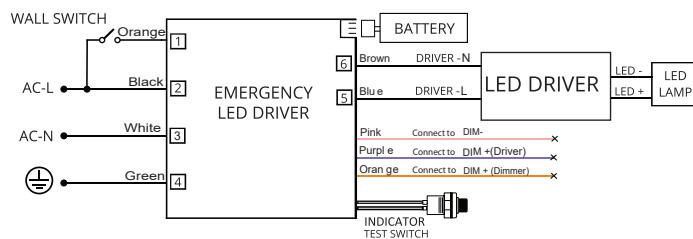
Back Pack Side Mount (-EMB-SD/FC):

Eliminates need for long runs back to remote emergency battery location. Installs directly on building surface. Ideal for locations wanting same mounting aesthetics for Emergency and Non-Emergency fixtures without the use of remote Emergency power. Can be fed from recessed wall mounted junction box from the back of fixture or surface conduit from side of fixture.

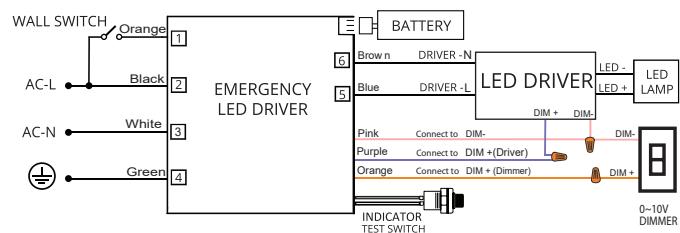
- Wet location rated
- 120V-347V operation
- Self diagnostic
- Integral surge protector for emergency driver only
- Includes (2) 1/2" NPT knock-outs
- Optional -EMB-BLANK can be used to maintain a common aesthetic when -EMB-FC are used.



Output Power:	18 Watts (Max)
Input Power:	7 Watts (Max)
Emergency Operation:	≥90 minutes
Operating temp:	0°C/32°F to 50°C/122°F
Input Voltage:	120V-347 VAC
Battery:	Recyclable lithium battery 24 Hour Recharge 7-10 Year Life Expectancy
Charge Time:	24 hours
Max Distance:	25'
Weight:	3-3/4 lbs.
Warranty:	5-year
Surge Protection:	Integral 3,000V
Self-diagnostic testing:	Monthly 30 sec. test, Yearly 90 min. test to verify proper emergency operation per life safety code requirements.



(18W-200W)



SPECIFICATION (Continued)

Additional Options

Photocell Sensor (-SDL): Allows for energy savings when illumination is not needed during between dawn to dusks. Cuts off power to LED's during day time or in illuminated environments.



Power Consumption .5W

Voltage: 120V, 277V

On/Off Levels: On @ 0-2fc / Off @ 2fc or more

Warranty: 2-Year / 5,000 Cycles

Sensor Size: 3/8"

Rating: UL/cUL

RGB+W:



15W RGB+W LED Module Illuminates surfaces up to 10 feet away. Used for applications desiring a dynamic color changing effect. RGB+W design allows fine-tuned pastel colors and saturated hues without sacrificing illumination brightness. Can be set for static colors or dynamic shows. Multiple control options available with either Wireless Bluetooth control or DMX 512 remote mounted decoders.

On-site commissioning and programming available.

Consult Factory for Layout Assistance and Lead Times.

Marine Grade

The fixture features a marine-grade textured powder coat finish engineered to withstand extreme environmental conditions, including prolonged exposure to UV radiation, salt air, and moisture, which are prevalent in coastal and high-humidity environments.

A multi-stage surface preparation, finishing, and curing process ensures maximum adhesion, durability, and corrosion resistance. The coating system undergoes rigorous salt spray (ASTM B117) testing, overbake resistance verification, and pencil hardness testing to validate its robustness against degradation.

The marine-grade powder coat is applied as a 30–50 µm bottom layer, providing a strong anti-corrosion foundation. This is further enhanced by a surface coat using a standard architectural-grade powder application with a total thickness of 80–120 µm, ensuring superior resistance to wear, impact, and environmental stressors.

SPECIFICATION (Continued)

Electrical

LED Driver: AC 50/60Hz Electronic Direct Current Class 2 driver integrally mounted.

Power Factor > 0.90. See Dimming Section for voltage and wiring.

Minimum Operating Temperature:

Standard: -10°C/14°F

Cold Weather Option: (-CW) -30°C/-22°F

Control Options

ELV and TRIAC Driver 120V (-DIN):

Compatible with electronic low voltage, and 2-Wire incandescent dimmers. Also known as leading edge, Reverse Phase, Forward Phase dimming. Allows smooth dimming down to 5% depending upon the dimmer's limitations.

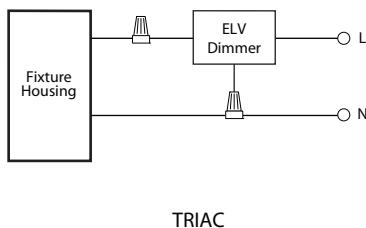
0-10V Driver 120V/277V (UE-D10):

Compatible with most existing 0-10V systems. Also known as fluorescent or 5-Wire dimming. Allows smooth dimming down to 5% depending upon the dimmer's limitations. Compatible with daylight harvesting controls.

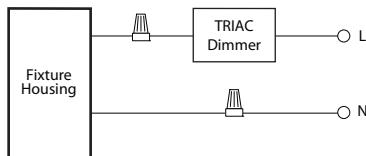
UniDim™ Driver 120V/277V (UE-DUN):

All in one ELV and TRIAC phase dimming (120V only), and 0-10V dimming (120V/277V). Works with most 3-Wire ELV, 2-Wire incandescent and 120V/277V 5-Wire 0-10V fluorescent dimmers.

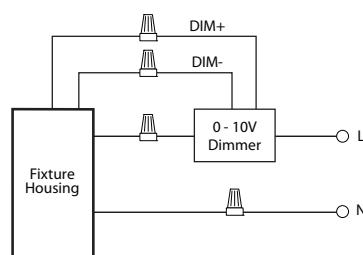
Incandescent/Phase Wiring
ELV



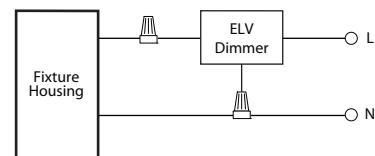
TRIAC



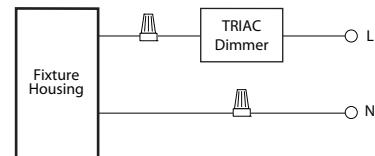
0 - 10V Wiring



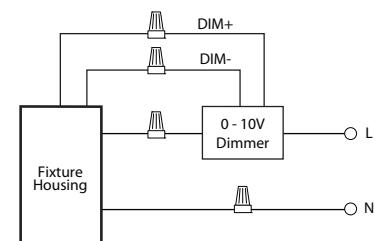
Incandescent/Phase Wiring
ELV



TRIAC



0 - 10V Wiring



LEMON BROOKE LLC

10 Concord Crossing Concord, MA 01742

T: 978.849.3185

The Gateley – Maynard, MA **Landscape Maintenance Plan**

INTRODUCTION

The Landscape Maintenance Plan serves as guidance for the property owner (Home Owner's Association - HOA) to properly maintain the landscape elements installed as part of the site development under permits granted by the Town of Maynard, Massachusetts. Coordinate all landscape maintenance with the maintenance and schedules required under all relevant commissions and authorities, including stormwater management regulations, public utilities, conservation, etc. All maintenance activities shall be carried out by a member firm in good standing with the MNLA (Massachusetts Nursery and Landscape Association); MLP (Massachusetts Association of Landscape Professionals); or equivalent trade organization. Costs for landscape maintenance, snow clearing, and other site upkeep will be borne by the HOA).

REQUIREMENTS

This plan describes how to properly maintain components of the proposed landscape installation. The following document addresses maintenance activities and schedules for each landscape element as follows:

- Soil Management and Fertilization
- Pest and Disease Management
- Tree Maintenance
- Shrub/Perennial/Groundcover Planting Beds
- Snow Removal

LANDSCAPE MAINTENANCE PLAN GUIDELINES

Recommended maintenance activities are listed for each landscape element. Maintenance activities should be performed by qualified individuals, duly licensed where required by law. The maintenance professional should exercise proper judgment with regards to personal safety and shall coordinate all activities with the property owner or representative to assure the safety and welfare of all occupants and visitors to the property.

SOIL MANAGEMENT AND FERTILIZATION

Proper management of planting soils is paramount to maintaining a healthy landscape and correctly managing plant stresses. Due to proximity to the Assabet River, run-off of excess fertilizer and nutrients should be avoided.

Soil Testing and Amendments

Conduct soil tests when plants show signs of stress or less annual growth than anticipated.

- Fertilizer and Amendments – Apply fertilizer only as indicated by soil test results. All fertilizer employed should be of a slow release type or of organic origin to avoid burning existing plants and their root systems. Planting beds generally *do not* require annual fertilizer application unless indicated by poor plant performance.
- pH Adjustments – pH shall be reviewed as part of the soil testing regime. Adjustments shall be made as necessary using ammonium sulfate or lime to correct soil pH outside of the recommended range for the specified plant material.
- Compost – Apply compost top dressing to beds as required for moisture retention and fertility.

Material sources

- Compost should be well-decomposed material; fully mature; stable; and free of weeds, contaminants, and foul odors.
- Mulch for planting beds shall be natural, un-dyed, composted double-shredded hardwood mulch or shredded softwood bark (pine, hemlock, spruce).

PEST AND DISEASE MANAGEMENT

The property should be monitored for all deleterious pests, both building and landscape related.

Inspect plant material to locate any disease or insect pest infestations on a regular basis. Upon the discovery of any disease or insect pest infestation, identify, or have identified, the nature or species of the infestation. Treatments shall be carefully tailored to the specifically identified pest or disease, and the treatment with lowest environmental impact that will provide reasonable efficacy shall be employed.

- All chemical applications shall be in accordance with local laws by a certified applicator and shall provide advance notice to building occupants or representative.

Fauna Management

Appropriate management of landscape areas (especially immediately at building edges), routine disposal of trash, collection of leaf litter (incl. acorns, seeds, etc.), and timely seasonal maintenance of planting areas closest to building will limit desirable habitat and food sources for rodents or other nuisance wildlife. Significant pest issues that arise should be addressed via a professional pest management company, using minimally toxic solutions following all local ordinances and prohibitions.

TREE MAINTENANCE

Healthy tree growth should be a primary focus of the overall landscape maintenance approach. Trees are a long-term resource providing lasting environmental and mental health benefits to site users.

- Apply slow-decomposing organic mulches as listed above. Grass clippings and sawdust are not acceptable.
- Spread mulch at a maximum 3-inch depth and ensure mulch is not against the trunk of the tree. Total depth of existing mulch and new mulch combined shall not exceed 3" depth total. If necessary, remove previous season's mulch before installing fresh mulch.
- As needed, prune dead, diseased, broken, or crossing branches. Elevate lower branches to provide clearance for pedestrian and vehicular activity below. Never prune more than 20% of a tree canopy

per year. Do not tip prune or shape the outside of the branch canopy. All pruning shall be completed by trained personnel.

- Water trees deeply and slowly to encourage deeper root growth.
- Fill slow-leak watering bags for the first growing season. Bags must be filled weekly or more often during extremely hot weather to supplement precipitation if less than 1 inch per week.

PLANTING BEDS

(SHRUBS, PERENNIALS, GROUNDCOVERS, ORNAMENTAL GRASSES)

Specified plantings have been selected due to their native occurrence and/or adaptability to local climatic conditions. However, increased maintenance will provide more consistent viability, longer life, and better appearance for most species. Supplemental watering during periods of prolonged drought is critical to maintaining vigor for most plantings in urban conditions.

- Mulch – Apply yearly or as necessary to replace decomposed mulch. Mulch as specified. Total depth of mulch should not exceed 3". Do not spread mulch over crowns of grasses or perennials.
- Fertilizer – See section above. Fertilize only as instructed by soil testing.
- pH Adjustments – See section above.
- Watering - provide supplemental watering if rainfall is less than 1 inch per week during the growing season.
- Conduct hand weeding as necessary to reduce competition between weeds and plantings for nutrients, soil moisture, and sunlight.
- Monitor the plantings for disease or stress and modify maintenance practices as necessary.
- Remove dead plant material and replant in the next appropriate growing season.
- In the late winter or early spring, deadhead top-growth from perennials and warm-season grasses.

SNOW REMOVAL

Snow removal activities are necessary on the property to provide access to parking and trash facilities, public access along the sidewalk frontage, and safe circulation within the site. Snow shall be cleared from driveways, parking areas, and walks in a timely manner following storms. Special attention shall be paid to the following:

- Snow storage area designated on plans. If amount of snow to be cleared exceeds available volume of storage possible, excess snow shall be appropriately removed from the site.
- Permeable pavements. Where permeable pavements are installed, sand and rock salt shall **not** be utilized.
- Calcium Magnesium Acetate (CMA) is the preferred de-icer, though maintenance company shall appropriately review the best available de-icer options given all conditions (including adjacent plantings, pets on public sidewalks, etc).
- Sidewalk frontage shall be cleared per Town of Maynard ordinances.
- Snow shall not be plowed onto or stored upon woody plants.

CONCLUSION

This Landscape Maintenance Plan is not intended to be exhaustive of all activities that may possibly be required over the course of the property's lifespan. It should be used together with best management practices as recommended by experienced industry professionals to provide the best possible results.

Table 1 - Typical Landscape Maintenance Activities

Schedule	Activity
March	<ul style="list-style-type: none">Prune any dead, broken, and storm damaged branches on trees and shrubs, as required.Cut back ornamental grasses and perennials not cut in the fall.
April	<ul style="list-style-type: none">Clean up all winter debris, excess de-icer, leaves, trash, etc. including in gravel areas between building and bike path.Re-mulch beds and trees as needed (see notes on mulch depth).Review and repair landscape areas for snow-plow and ice removal damage.
May	<ul style="list-style-type: none">Weed as necessary.Monitor plantings for insects/disease.Fertilize groundcover/shrub areas, if required and indicated by soil test results.Replace dead plants.Inspect & remove trash and debris from all areas of site.
June-Sept	<ul style="list-style-type: none">Weed as necessary.Monitor plantings for insects/disease.Inspect & remove trash and debris from all areas of site.Provide supplemental water to plantings during drought conditions.
October - November	<ul style="list-style-type: none">Weed as necessary.Monitor plantings for insects/disease and conduct seasonal treatments, if required.Collect and remove leaves.Inspect & remove trash and debris from all areas of site.
December-February	<ul style="list-style-type: none">Snow and ice removal as necessaryPrune storm-damaged trees as needed if creating immediate hazard.Remove trash as needed.



LIGHT GREY STUCCO



LIMESTONE BASE



GRANITE FOUNDATION



LIGHT GREY STUCCO



BRICK BASE



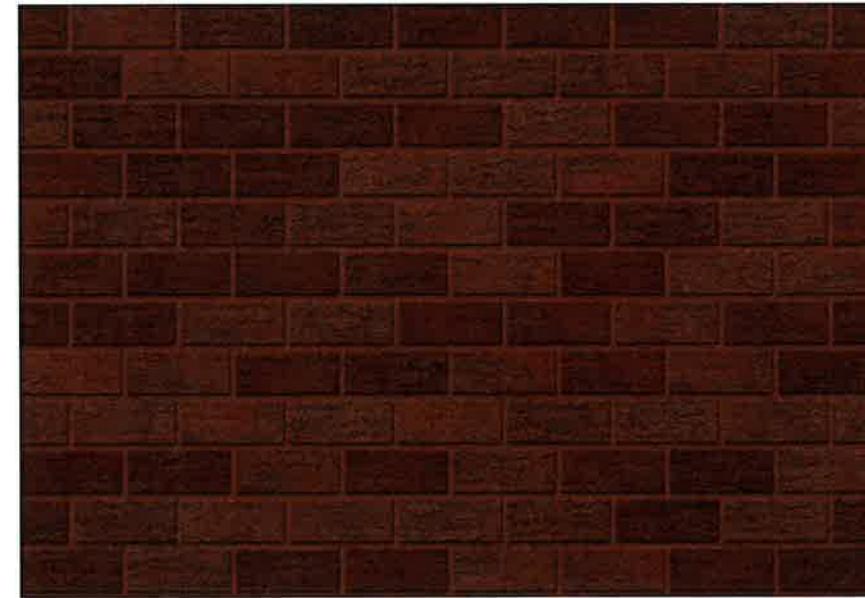
GRANITE FOUNDATION



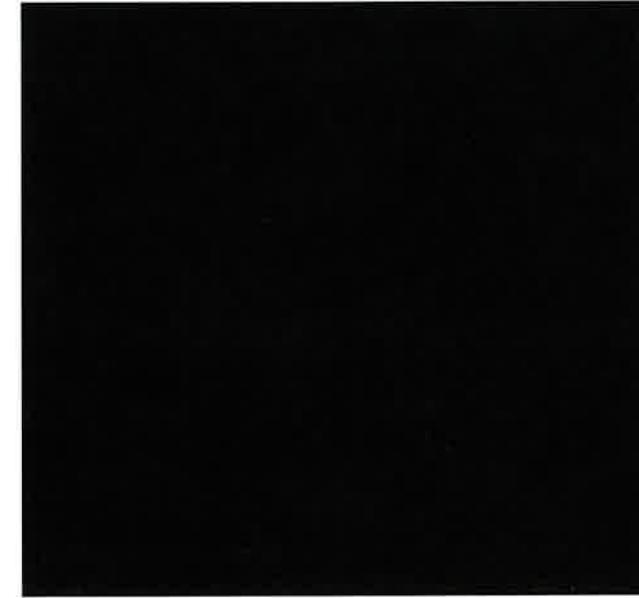
J. MacPhie



WOOD SIDING



BRICK BASE



GRANITE FOUNDATION



MacPherson



CORRUGATED METAL PANELS



WOOD PANELS



CONCRETE FOUNDATION

Town of Maynard
Planning Board
Office of Municipal Services
Attn: Bill Nemser
195 Main Street
Maynard, MA 01754
978-897-1302
OMS@TownofMaynard.net
RE: 151 Main Street, Site Plan Review, Special Permit

November 1, 2025

Dear Bill,

On behalf of the design team for 151 Main Street's Site Plan Review and Special Permit, I would like to submit the following narrative in response to the criteria set forth in sections 9.4.6 and 10.6 of the Town of Maynard Protective Zoning Bylaws, the Planning Board Rules and Regulations, and the Planning Board Landscape Regulations. Segments of the respective regulations are referenced below, with special attention given to 10.6.5 Elements and 10.6.6. Examples.

The design team includes:

Studio Troika, Architect
Lemon Brooke, Landscape Architect
Stamski and McNary, Civil Engineering

9.4.6 Special Permit Criteria. The SPGA shall apply the following review criteria in addition to the criteria identified in Section 10.4 of this By-law:

The proposal constitutes a high-quality development with regards to construction materials, architectural design, and site design, which will enhance the downtown and the immediate neighborhood and provide significant benefit to the residents of the Town of Maynard as provided in Section 9.4.1;

When applicable, the proposed development will provide effective protection of the Assabet River from storm water runoff from new impervious surfaces being proposed.

3. The proposed development will improve the functioning of the downtown by at least one of the following means:
 - a) Provide a significant improvement to the usage and/or number of public parking spaces in the downtown area;

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978-239-5668_matthall7@comcast.net

- b) Provide a significant improvement to the effectiveness of the parking space allocation of the downtown area;
- c) Provide a significant improvement to the pedestrian experience in downtown Maynard;
- d) Provide a significant improvement to the water quality of current storm water runoff reaching the Assabet River;
- e) Increase views and access to the Assabet River;
- f) Provide a significant improvement to the functioning of the downtown area;

4. The proposed development is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area.

10.6.5 Elements. The review of design features to determine the quality and appropriateness of proposed design changes for downtown Maynard, and particularly in relation to the fine, old historic buildings, shall include, but shall not be limited to, a review of the following features: Facades, exterior walls and details; rear and back sides of buildings; windows, doors, and entryways; materials and colors; central pedestrian-scale features; awnings, canopies, and marquees; lighting fixtures and function; specific storefront features; building systems; signage; landscaping and screening; overall mass and proportion; and the relationship to nearby buildings sidewalks, and streets of the building proposed to be built or altered.

10.6.6 Examples. In conducting Design Review, the Planning Board shall use the following landmark buildings in the downtown area as examples of buildings that effectuate the purposes and exhibit the design features that this Section 10.6 is intended to promote:

The Case Building at 22-26 Nason Street.

The former Assabet Savings Bank building at 17 Nason Street.

The Masonic Building at 100 Main Street.

The building located at 1 Nason Street.

Buildings 1-8 of the Mill at Clock Tower Place.

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Project Design Narrative

Existing Conditions and History

The parcel at 151 Main Street consists of 7521 square feet of paved area with a vacant structure of 1694 square feet formerly used as a service garage. The elongated triangular lot is in the Business and Downtown Overlay District Zones. The most recent use for the past 16 years has been for private parking by a local business with offices in Mill and Main. The property was a Shell service station from 1954 to 1990 when fuel storage tanks were removed and the business closed. Prior to being a gas station the train station was located here, connecting area towns through the Boston and Maine Railroad. The former rail line, now converted to the Assabet River Rail Trail, borders the northern property edge, with municipal parking, Railroad Street, and textile worker housing originally built by the Mill owners between the subject property and the Assabet River. To the East there are a mix of commercial storefronts, residential, and mixed-use buildings between 1-2.5 stories tall. Directly across Main Street are the 5+ story parking garage, building 9, and building 10 of Mill and Main, and a surface parking lot sometimes used as a farmers market and for other community events.

Proposed Design

The proposed design seeks to make the most of this prominent but awkwardly configured parcel which is 275' in length but only 33' deep at its midpoint. As a parking lot, it creates a void at the convergence of Railroad Street and Main Street and separates the businesses of downtown with those further west including Ray and Sons Cyclery, Foley Tile, and Café India. The former service station, with drive through circulation used 4 curb cuts for automobiles. Currently the parking for 21 cars requires backing into Main Street, making pedestrian and bicycle circulation hazardous. It is an ideal location for infill development and increasing density to provide housing and a more continuous commercial street front. Having varied housing types downtown and mixed-use has been shown to help combat high vacancy rates.

The limited site area to provide parking that meets regulatory requirements, along with the diminishing lot width suggests a building mass of fine grain proportions, with shorter widths, less hallway, and a volume that is not a single rectangular

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978-239-5668_matthall7@comcast.net

block. The proposed building is sited in the central portion of the lot, with parking for 5 cars and ancillary uses to the East, and landscaping and greenery to the West. The entry to the parking lot uses an existing curb cut and is routed around existing utility poles and a fire hydrant. The parking lot uses materials and plantings to minimize visual appearance of cars while providing the desired convenience for residents. The ground floor is divided into two commercial spaces consistent with the size of other existing stores, but oriented more lengthwise than is typical, resulting in more vibrant presence along the sidewalk. The proposed design reduces the overall amount of impervious, controls runoff, adds landscape amenities and lighting, and completes the building massing of this point of entry into the downtown. Pending review with the Department of Public Works, we are exploring the feasibility of additional on-street parking to supplement the on-site parking.

Careful consideration with OMS input has been given to the type of building and use that would be most appropriate for this location. Generally, our contention is that as an urban design or town planning approach, a town center should have a hierarchy and variety of buildings, with Civic, Historical, Municipal and Community buildings having the most distinction. The proposed design, in that sense, is a background building that should neither mimic nor compete with its predecessors but quietly compliment them. The site makes for an inefficient building to construct as it requires a disproportionate amount of exterior surface area relative to its inhabitable and usable interior. It is unusual that the building presents four fronts; Main Street, the Rail Trail, and the two short ends which are all highly visible. The choices of exterior materials are an important part of its design quality but are limited due to cost considerations. There are two buildings which were influential in the general appearance and choice of materials and detail. The Masonic Block, with its mix of masonry and a darker colored base distinguishing between the lower (commercial) and upper (residential) uses, and 1 Nason Street which has a raised black water table datum and wide windows. The proposed design incorporates both aspects in a conventional stick frame wooden building. The lower level storefronts are a combination of over-sized four square windows similar to the south side of Building 3 at Mill and Main. These are set above a black stone water table, with green

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slate cladding surrounds sourced from Vermont. The upper levels are finished in clapboard between vertical battens which articulate the window pattern and the setbacks in the main façade. There is a projecting canopy in the triangular spaces between the sidewalk to provide cover for the main entry, protection for the windows, and lighting. Pavement variation between the sidewalk and the building is another characteristic of other stores further down Main Street we have emulated.

I look forward to our team's presentation to you and the Planning Board on November 12. Please let me know if I can provide more information.

Sincerely

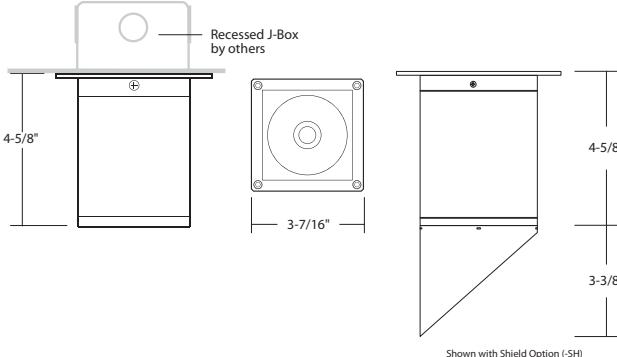
Matthew Hall

MATTWORKS, LLC

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978-239-5668_matthall7@comcast.net

DLQ340 : 4" SQUARE

CEILING DOWNLIGHT (IP65) 1000LM-1500LM (10W-15W)



- Energy efficient, low glare LED Chip-On-Board light engine
- Beam spreads include NS, SP, FL, WFL and Pencil Beam
- Wall Wash Optics available
- Emergency back up available
- Integral Surface J-Box Option
- 5-Year Limited Warranty
- IK08 Rated

ORDERING : DLQ340B-L15-B10UE-DUN-EMA-T30-SDL

DLQ340

Fixture	Finish	Lumen	Optics	Control	Emergency Options	LED	Options
Finish		Optics					
White (RAL 9003) W		Standard Beams					
Silver (RAL 7037) S		Wide Flood	Blank	Non-Dimming (120V)	Blank	4000K (90 CRI)	Blank
Bronze (RAL 8019) BZ		Narrow Spot	-B10	ELV and Triac Dimming (120V)	-DIN	2700K (90 CRI)	-T27
Black (RAL 9005) B		Spot	-B20	0-10V Dimming (120V/277V)	UE-D10	2700K (97 CRI)	-T27-C97²
Light Silver (RAL 7036) LS¹⁰		Flood	-B45	UniDim™ 0-10V, ELV, Triac Dimming (120V/277V)	UE-DUN	3000K (90 CRI)	-T30
Dark Grey (RAL 7015) DG¹⁰		CleanBeam™ Option		0-10V 1% Dimming (120V/277V)	UE-D10P1	3000K (97 CRI)	-T30-C97²
Metallic Gold (RAL 1001) MG¹⁰				UniSense - Integral Motion/Photosensor (120V)	-SUN-INT¹²	3500K (90 CRI)	-T35
Metallic Black (RAL 7021) MB¹⁰		10° Pencil Beam	-CB10	UniSense - Integral Motion/Photosensor (120V/277V)	-SUN-INT-1227¹²	5000K (80 CRI)	-T50
Lumen		Specialty Beams					
1000lm (10W)	Blank	Wall Wash	-BWW	Casambi Wireless Dimming	-DCSM¹²	RGB+W Control (24VDC)	-RGBWV24⁴
1500lm (15W)	-L15	Asymmetric (30° x 60°)	-B3060	BubblyNet Wireless System	-DBNT¹³		
				SimplySnap Wireless System	-DSYN¹⁴		
Control⁹							
None					Blank		
Remote Location					-EMAC		
Emergency System					-EMA^{1,6,7}		
Emergency in Canopy for Surface Mounted Fixture					-EMA/PM^{1,6,7,8}		
Emergency in Canopy for Pendant Mounted Fixture							
Emergency Options							
None					Blank		
Remote Location					-EMAC		
Emergency System					-EMA^{1,6,7}		
Emergency in Canopy for Surface Mounted Fixture					-EMA/PM^{1,6,7,8}		
Emergency in Canopy for Pendant Mounted Fixture							
LED							
4000K (90 CRI)							
2700K (90 CRI)							
2700K (97 CRI)							
3000K (90 CRI)							
3000K (97 CRI)							
3500K (90 CRI)							
5000K (80 CRI)							
RGB+W Control (24VDC)							
Options							
None							
Hex-Cell Louver							
Photocell Sensor							
Integral J-Box							
Surge Protector							
Cold Weather							
Frosted Lens							
Glare Shield							
Marine Grade Finish							

¹ -EMA and -EMA/PM for 15W max.

² Special Order. Minimum order, extended lead time may apply. Consult factory.

³ Starting temperature -30°C/-22°F; see p. 6.

⁴ Remote Power Supplies and Control Gear Required. Available with Wireless Bluetooth or DMX Control. Consult Factory for Details.

⁵ See p. 5 for breakdown of -JB options.

⁶ Standard option only available for Black (B), and White (W) finish. For alternate finishes.

Contact factory for pricing. Extended lead time may apply.

⁷ (-EMA) and (-EMA/PM) are not compatible with (-CW) option.

⁸ Must be ordered with Pendant Mount Accessory (LPCMML4) shown on p. 5.

⁹ 347V Input with 0-10V Dimming available. Consult factory for lead times.

¹⁰ Special Order Finish. Minimum order quantity (MOQ) applies. Orders less than MOQ are subject to a special paint set-up fee for the quantity ordered. Extended lead times may apply. Consult Factory.

¹¹ (-LVR) Hex-Cell Louver is not available with CleanBeam Option (-CB10).

¹² Must be ordered with (-JB).

¹³ Special Order. (-EMA), (-EMA/PM), and (-JB) are not compatible with (-DBNT) option.

¹⁴ Special Order. Sent with surface mount JBOX to allow for direct-conduit entry.

Custom RAL Color: Please note that we appreciate custom finishes. Custom finishes are subject to a special paint setup fee for the quantity ordered. Extended lead times may apply. Consult Factory.

SPECIFICATION

Application

This DL series covered ceiling mount downlight can be used for surface ceiling or pendant mount in both interior and outdoor settings. Typical locations are in commercial and retail spaces that require lighting from above. Dark sky compliant.

Housing

Housing is constructed of one piece high grade aluminum extrusion (Alloy 6061<.04% Cu). Faceplate (with tempered glass lens) and top cap are of a robust die cast aluminum alloy and seal the housing top and bottom. Faceplate has a silicone o-ring to seal the flush lens and threads into housing. A U-bracket installs onto an electrical junction box and secures into the top cap with two (2) flat head countersunk phillips head stainless steel screws.

Mounting:

Bracket supplied to install onto a 4" octagonal electrical junction box. For other junction box sizes see installation instructions.

Finish:



A 7-stage electrostatic, polymer process provides an outdoor textured powder coat finish that delivers outstanding durability, superior anti-aging, resistance to corrosion and UV-degradation. Consult factory for Custom Color. (More Information)

Standard Finishes:

White:	RAL 9003	(W)
Silver:	RAL 7037	(S)
Bronze:	RAL 8019	(BZ)
Black:	RAL 9005	(B)

Special Order Finishes:

Light Silver:	RAL 7036	(LS)
Dark Gray:	RAL 7015	(DG)
Metallic Gold:	RAL 1001	(MG)
Metallic Black:	RAL 7021	(MB)

Marine Grade:

The fixture features a marine-grade textured powder coat finish engineered to withstand extreme environmental conditions, including prolonged exposure to UV radiation, salt air, and moisture, which are prevalent in coastal and high-humidity environments.

A multi-stage surface preparation, finishing, and curing process ensures maximum adhesion, durability, and corrosion resistance. The coating system undergoes rigorous salt spray (ASTM B117) testing, overbake resistance verification, and pencil hardness testing to validate its robustness against degradation.

The marine-grade powder coat is applied as a 30–50 µm bottom layer, providing a strong anti-corrosion foundation. This is further enhanced by a surface coat using a standard architectural-grade powder application with a total thickness of 80–120 µm, ensuring superior resistance to wear, impact, and environmental stressors.

Certifications and Listings:



ETL / cETL Listed to UL1598 and UL8750 standards.

Suitable wet locations. (IP65)

Assembled in USA.

IK08 rated for impact resistance.

SPECIFICATION (Continued)

Caution: LITON recommends use of surge protectors on the power entering LED Housings. Surge damage is not covered by warranty. (See option SRG)

Warranty

Covered by a 5-Year Warranty to be free of defects in materials and craftsmanship. Fixture should not be installed in applications with ambient temperature above 50°C/122°F. Doing so will result in reduced lamp life and voided warranty.

Optics

Multifaceted aluminum reflector produces low glare illumination with multiple light control options.

Standard Beam:

Used for maximum light output and visible field angle.

LED

COB (Chip on Board) singular LED light source provides for smooth, uniform light output, eliminating the imaging produced by multiple LED source optics.

Lumen Maintenance:

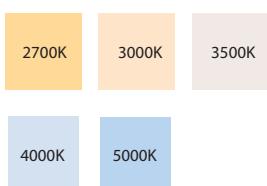
Lumen Maintenance is a minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LM80 standardized test results.

Lumen Options (Nominal):

1000lm (10W) (Blank)
1500lm (15W) (-L15)

Color Temperature:

Binned with 4-step MacAdam ellipses as per ANSI Standard recommendation.



COLOR TEMP:	2700K	3000K	3500K	4000K	5000K
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CRI:	90, 97	90, 97	90	90	80
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4000K

5000K

RGB+W:

15W RGBW LED Module Illuminates surfaces up to 10 feet away. Used for applications desiring a dynamic color changing effect. RGB+W design allows fine-tuned pastel colors and saturated hues without sacrificing illumination brightness. Can be set for static colors or dynamic shows. Multiple control options available with either Wireless Bluetooth control or DMX 512 remote mounted decoders.

On-site commissioning and programming available.

Consult Factory for Layout Assistance and Lead Times.



SPECIFICATION (Continued)

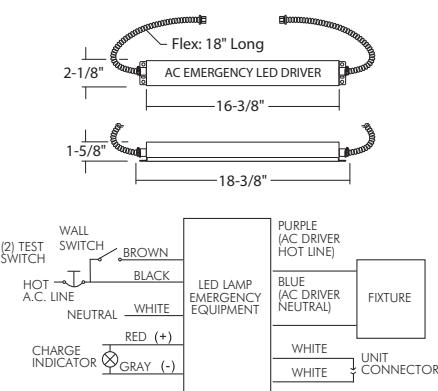
Emergency Options

When AC power fails, provides 90 minutes of power to the luminaire. In the event of a power failure, the LED Emergency backup switches to the emergency mode and operates the existing fixture for 90 minutes.

Remote Emergency Back Up (-EMAC):

For installation away from the surface of the building in remote hidden location.

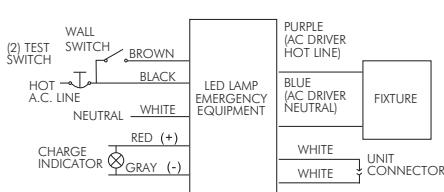
- Hidden Emergency Equipment
- Must be installed in Dry Locations



Input Voltage:	120-277VAC/60Hz
Output Voltage:	170VDC (120VAC Equivalent)
Wattage:	25W
Switching Time:	<1s
Charging Time:	24h
Operating Time:	90 minutes
Minimum Temperature:	0°C
Maximum Temperature:	50°C
Maximum Lumens:	2600lm

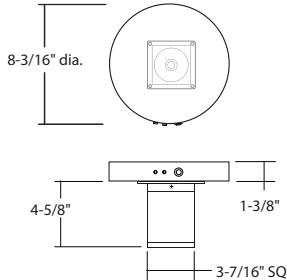
Not rated for outdoor mounting.

Damp location rated.



Emergency Backpack (-EMA):

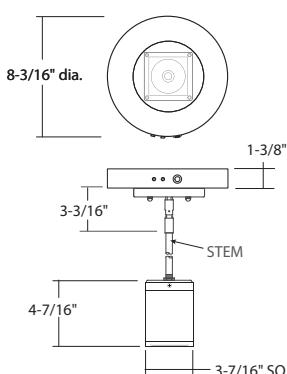
- The Emergency Backpack (-EMA) is 8" square, ceiling mount canopy, including EM components (recessed J-box by others), a test switch and is field installed to the rear of the luminaire.
- Wet location rated
- Covered Ceiling Mount
- 1500lm max.
- For non-emergency fixtures requiring visual continuity use LPCMD7Q-EMA-Blank.



Voltage:	120-277VAC/60Hz
Wattage:	15W
Switching Time:	<1s
Charging Time:	24h
Operating Time:	90 minutes
Minimum Temperature:	-20°C
Maximum Temperature:	45°C
Maximum Lumens:	1500lm

Emergency Backpack (-EMA/PM):

- The Emergency Backpack for Pendant Mount (-EMA/PM) is 8" square, ceiling mount canopy, including EM components (recessed j-box by others), a test switch and is field installed to the rear of the luminaire.
- Wet location rated
- 1500lm max.
- Covered Ceiling Mount
- For non-emergency fixtures requiring visual continuity use LPCMD7Q-EMA-Blank/PM.



Voltage:	120-277VAC/60Hz
Wattage:	15W
Switching Time:	<1s
Charging Time:	24h
Operating Time:	90 minutes
Minimum Temperature:	-20°C
Maximum Temperature:	45°C
Maximum Lumens:	1500lm

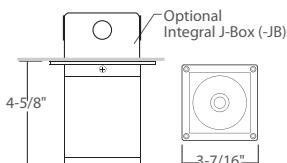
-EMA/PM with LPCMDLQ4

Fixture is not available with a backplate on the Pendant Mount (-EM/PM Version)

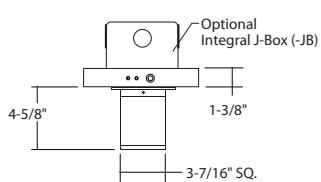
SPECIFICATION (Continued)

Additional Options

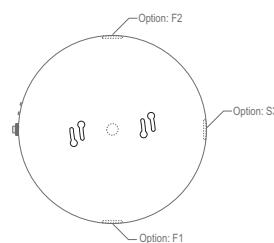
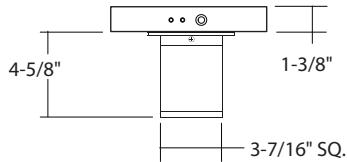
Optional J-Box (Direct Conduit Entry): For use with mounting locations without a recessed junction box. Factory installed outlet box with five (5) 1/2 NPSM trade conduit holes and plugs (1 top, 4 sides) for 1/2 in. trade conduit and wire entry.



Configure as:
 -JB: (5) conduit entry from left or right looking at fixture



Configure as:
 -EMA-JB:



Configure as:
 -EMA-JB-XX:

Option:	Ø 7/8" Conduit Hole
F1	At any Direction
F1 - F2	Straight Connection
F1 - S3	L Connection
S3	T Connection

Photocell (/SDL):

Sensor enables automatic on/off operation based on ambient light levels, providing dusk-to-dawn functionality.

Power Consumption: .5W

Voltage: 120V, 277V



On/Off Levels: On @ 0-2fc / Off @ 2fc or more

Warranty: 2-Year / 5,000 Cycles

Sensor Size: 3/8"

Rating: UL/cUL

SPECIFICATION (Continued)

Surge Suppressor (/SRG):



Protects driver against surges in line voltage/current (20KV, 1.2/50μS & 10KA, 8/20μS).

Provides a positive indication of end-of-life by opening voltage to the load.

Surge suppressor is a perishable device requiring periodic replacement.

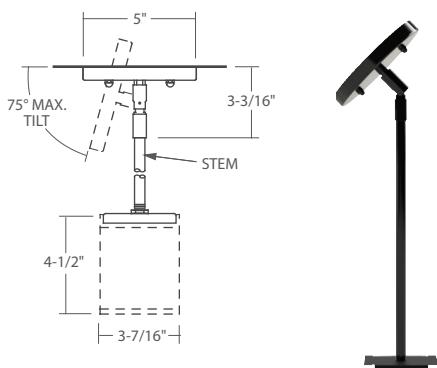
Not a warranted item.

* Sent separately.

Number of Fixtures Wired in Series per Surge Protector			
Luminaire	Wattage Range (depends on lumen packages)	@120VAC Max. Load = 450W	@120VAC Max. Load = 1000W
DL340/DLQ340/DL340J	10W - 15W	30 - 45	65 - 100
DL360/DLQ360/DL360J	10W - 30W	15 - 45	30 - 100

Pendant Mounting:

See spec sheet [LPCMDL04](#)
for details and configuration



Configure as:
-JB: (5) conduit entry from left or
right looking at fixture

Electrical

LED Driver: AC 50/60Hz Electronic Direct Current Class 2 driver integrally mounted.

Power Factor > 0.90. See Dimming Section for voltage and wiring.

Minimum Operating Temperature:

Standard: -10°C/14°F

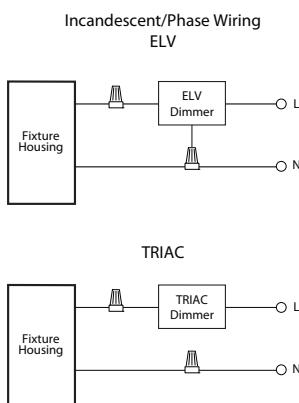
Cold Weather Option: (-CW) -30°C/-22°F

SPECIFICATION (Continued)

Control Options

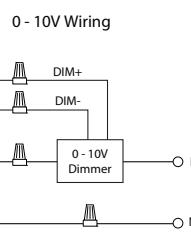
ELV and TRIAC Driver 120V (-DIN):

Compatible with electronic low voltage, and 2-Wire incandescent dimmers. Also known as leading edge, Reverse Phase, Forward Phase dimming. Allows smooth dimming down to 5% depending upon the dimmer's limitations.



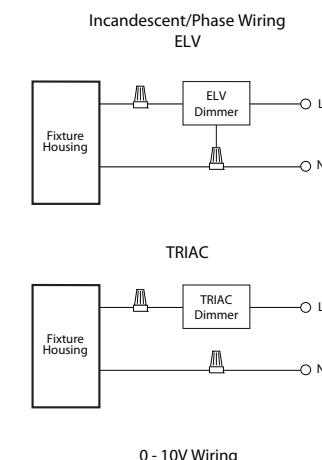
0-10V Driver 120V/277V (UE-D10):

Compatible with most existing 0-10V systems. Also known as fluorescent or 5-Wire dimming. Allows smooth dimming down to 5% depending upon the dimmer's limitations. Compatible with daylight harvesting controls.



UniDim™ Driver 120V/277V (UE-DUN):

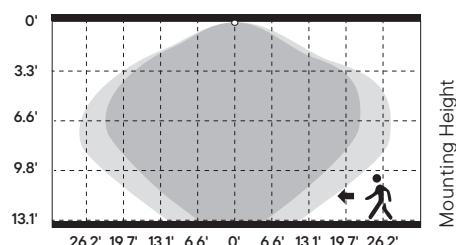
All in one ELV and TRIAC phase dimming (120V only), and 0-10V dimming (120V/277V). Works with most 3-Wire ELV, 2-Wire incandescent and 120V/277V 5-Wire 0-10V fluorescent dimmers.



Unisense™ PROGRAMMABLE MOTION + DAYLIGHT (-SUN-INT, -SUN-INT-1227)

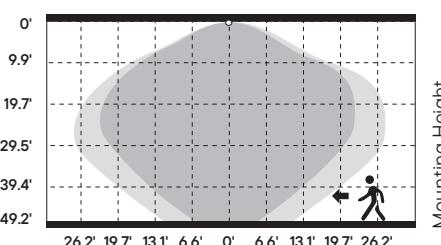
- Microwave and PIR (Passive Infrared) sensors depending on option
- Daylight harvesting
- Dusk/dawn sensing capabilities
- Motion Sensor

13' Height



13.1 ft max. distance with 100% sensitivity

50' Height



49.2 ft max. distance with 100% sensitivity

Well Detected Area Possibly Detected Area 1.6-3.3 ft/s

PHOTOMETRY – DLQ340 (L15)

Footcandle Distribution Cone Charts

STANDARD BEAM – WIDE FLOOD (Blank)

Height	Beam Diameter	Footcandle (FC)*
6.0'	7.9'	31.1
8.0'	10.5'	17.5
10.0'	13.1'	11.2
12.0'	15.8'	7.8
14.0'	18.4'	5.7

*at center of beam

STANDARD BEAM – NARROW SPOT (-B10)

Height	Beam Diameter	Footcandle (FC)*
6.0'	1.2'	457.1
10.0'	2.0'	164.6
14.0'	2.7'	84.0
18.0'	3.5'	50.8
20.0'	3.9'	41.1

*at center of beam

STANDARD BEAM – SPOT (-B20)

Height	Beam Diameter	Footcandle (FC)*
6.0'	2.1'	169.5
8.0'	2.8'	95.3
10.0'	3.5'	61.0
12.0'	4.1'	42.4
14.0'	4.8'	31.1

*at center of beam

STANDARD BEAM – FLOOD (-B45)

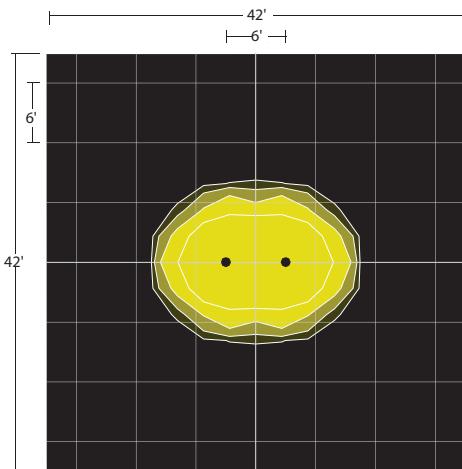
Height	Beam Diameter	Footcandle (FC)*
6.0'	3.8'	74.9
8.0'	5.1'	42.1
10.0'	6.4'	27.0
12.0'	7.6'	18.7
14.0'	8.9'	13.8

*at center of beam

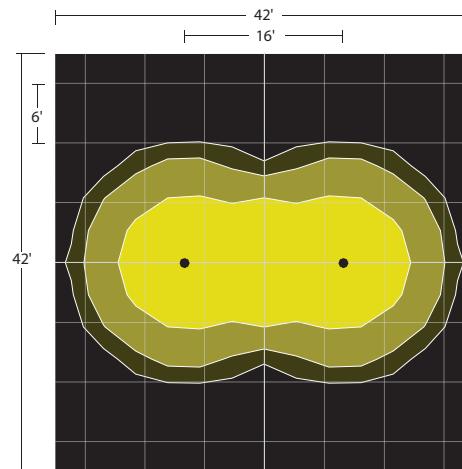
Footcandles On Ground (2 - Fixture Overlap)

5.0 fc 2.0 fc 1.0 fc .5 fc

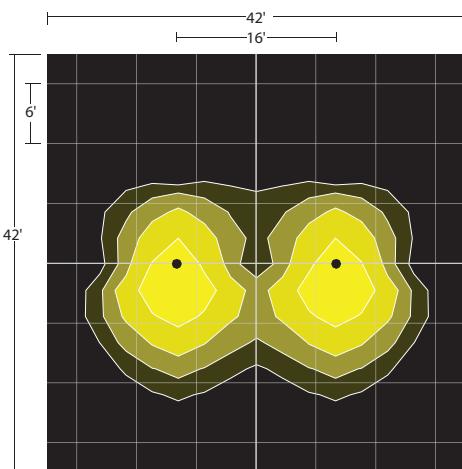
STANDARD BEAM – WIDE FLOOD (Blank)
8' Mounting



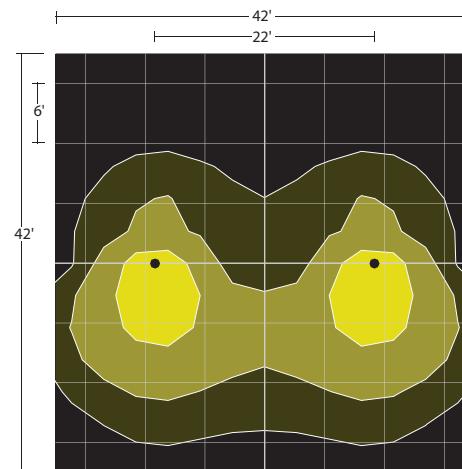
STANDARD BEAM – WIDE FLOOD
16' Mounting



SPECIALTY BEAM – TYPE IV (-BIV)
8' Mounting



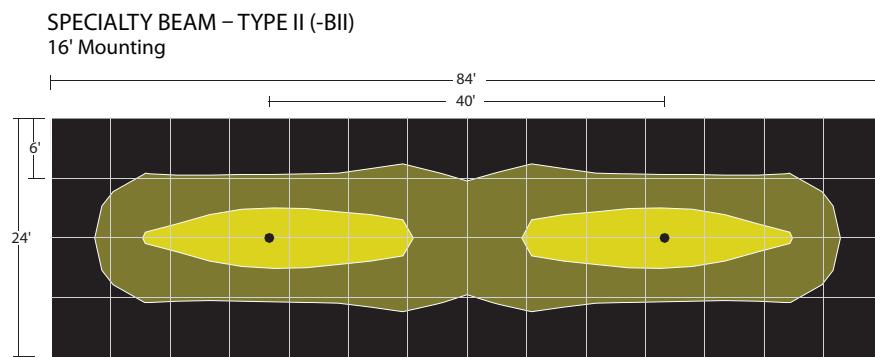
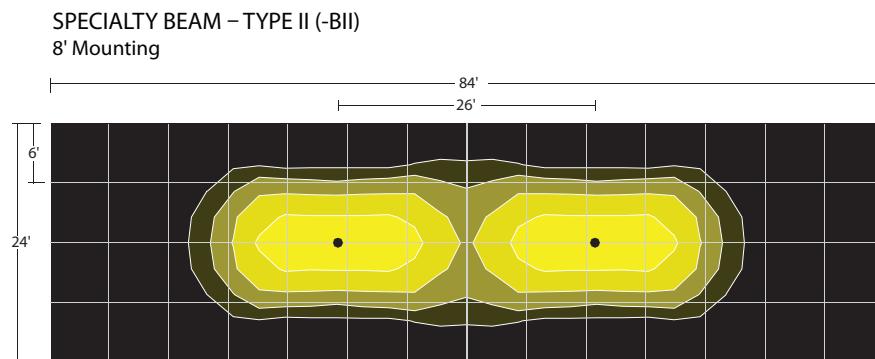
SPECIALTY BEAM – TYPE IV (-BIV)
16' Mounting



PHOTOMETRY – DLQ340 (L15) (Cont.)

Footcandles On Ground (2 - Fixture Overlap)

■ 5.0 fc ■ 2.0 fc ■ 1.0 fc ■ .5 fc



LUMEN OUTPUT / LPW /BUG RATING

LM	W	Beam Spread	-T27 (2700K, 90 CRI)						-T30 (3000K, 90 CRI)						-T35 (3500K, 90 CRI)						Blank (4000K, 90 CRI)						-T50 (5000K, 80 CRI)					
			LM	LPW	cd	B	U	G	LM	L/W	cd	B	U	G	LM	LPW	cd	B	U	G	LM	LPW	cd	B	U	G	LM	LPW	cd	B	U	G
1000 lm	13.9	Wide Flood	760	55	1008	1	0	0	791	57	1050	1	0	0	802	58	1064	1	0	0	804	58	1066	1	0	0	958	69	1271	1	0	0
		-B02	175	13	567	0	0	0	182	13	590	0	0	0	184	13	598	0	0	0	185	13	600	0	0	0	220	16	715	0	0	0
		-CB20	362	26	839	1	0	0	377	27	874	1	0	0	382	27	886	1	0	0	383	28	888	1	0	0	456	33	1058	1	0	0
		-CB35	458	33	760	1	0	0	476	34	792	1	0	0	483	35	803	1	0	0	484	35	804	1	0	0	577	41	958	1	0	0
		-B10	1061	76	16461	1	0	0	1104	79	17138	1	0	0	1120	81	17378	1	0	0	1122	81	17410	1	0	0	1337	96	20748	1	0	0
		-B20	943	68	6023	1	0	0	981	71	6270	1	0	0	995	72	6358	1	0	0	997	72	6370	1	0	0	1188	85	7591	1	0	0
		-B45	926	67	2344	1	0	0	964	69	2440	1	0	0	977	70	2475	1	0	0	979	70	2479	1	0	0	1167	84	2954	1	0	0
		-BII	854	61	927	1	0	0	889	64	966	1	0	0	901	65	979	1	0	0	903	65	981	1	0	0	1076	77	1169	1	0	0
		-BWW	605	43	713	1	0	0	629	45	743	1	0	0	638	46	753	1	0	0	639	46	754	1	0	0	762	55	899	1	0	0
		-BIV	605	43	713	1	0	0	629	45	743	1	0	0	638	46	753	1	0	0	639	46	754	1	0	0	762	55	899	1	0	0
-L15 (1500 lm)	13.9	Wide Flood	1075	77	789	1	0	0	1119	81	821	1	0	0	1135	82	833	1	0	0	1137	82	835	1	0	0	1355	97	995	1	0	0
		-B02	236	17	429	0	0	0	246	18	447	0	0	0	249	18	453	0	0	0	250	18	454	0	0	0	297	21	541	0	0	0
		-CB20	501	36	655	1	0	0	522	38	682	1	0	0	529	38	691	1	0	0	530	38	693	1	0	0	632	45	825	1	0	0
		-CB35	638	46	594	1	0	0	664	48	619	1	0	0	673	48	627	1	0	0	675	49	628	1	0	0	804	58	749	1	0	0
		-B10	1303	94	11204	1	0	0	1356	98	11665	1	0	0	1375	99	11828	1	0	0	1378	99	11850	1	0	0	1642	118	14122	1	0	0
		-B20	1316	95	4320	1	0	0	1370	99	4498	1	0	0	1389	100	4561	1	0	0	1392	100	4569	1	0	0	1659	119	5445	1	0	0
		-B45	1285	92	2494	1	0	0	1338	96	2597	1	0	0	1356	98	2633	1	0	0	1359	98	2638	1	0	0	1620	117	3144	1	0	0
		-BII	1235	89	754	1	0	0	1286	93	784	1	0	0	1304	94	795	1	0	0	1307	94	797	1	0	0	1557	112	950	1	0	0
		-BWW	842	61	557	1	0	0	877	63	580	1	0	0	889	64	588	1	0	0	891	64	589	1	0	0	1059	76	700	1	0	0
		-BIV	842	61	557	1	0	0	877	63	580	1	0	0	889	64	588	1	0	0	891	64	589	1	0	0	1061	76	702	1	0	0

BEFORE



AFTER





PRODUCT PAIRINGS



Paver
Urban™
Page 95



Pool & Wall Coping
Universal
Page 160



Step
SienaEdge™
Page 149

CLASSIC

SienaEdge™



GRANITE



ALMOND GROVE **NEW**



SANDSTONE **NEW**



STANDARD / CORNER UNIT
11½ x 39¾ x 7"
290 x 1000 x 180mm



COPING
11½ x 39¾ x 7"
290 x 1000 x 180mm

NOTE: Coping Unit can also act as a closed end unit with the unique patented locking mechanism.

To be completed by Planning Office

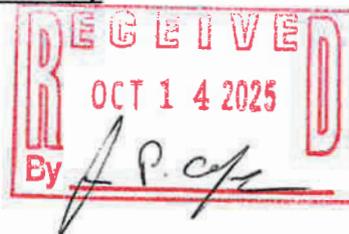
Application No. PB 2516

Fee Paid: \$ 200 - Paid

Date Completed and Filed: 10/16/25



Town Clerk's Stamp



oms

Planning Board

Town of Maynard

195 Main Street, Maynard, MA 01754

Tel: 978-897-1302

www.townofMaynard.net

TOWN OF MAYNARD

OCT 21 2025

**TOWN CLERK'S OFFICE
MAYNARD, MA 01754**

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: 10/1/2025

Applicant (print): Matthew Hall

Applicant address: 76 Brook Trail Road, Concord, MA 01742

Applicant phone and e-mail: (978) 239-5668; matthall7@comcast.net

Property Owner (print): Matthew Hall

Property Owner address: 76 Brook Trail Road, Concord, MA 01742

Property Owner phone/e-mail: (978) 239-5668; matthall7@comcast.net

Plan prepared by (Engineer/Architect/ Property Surveyor): Stamski and McNary, Inc.- George Dimakarakos Date October 1, 2025

Address: 1000 Main Street, Acton, MA 01720 License #: 41281

Phone: 978-263-8585 EXT 214

Email: djc@stamskiandmcnary.com

Location of Site:

Assessor's Map # 14 Parcel # 138 Zoning District B Size of Existing Buildings, if applicable 1,694 sf

Present use of site: The site currently contains a vacant retail building and paved parking lot.

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): Wesley H. H. *Date:* 10/1/2025

Address (if not Applicant): _____

Phone/e-mail: _____

Signature of Owner (if not Applicant): Wesley H. H. *Date:* 10/1/2025

Address (if not Applicant): _____

Phone/e-mail: _____

To be completed by Planning Office:

Application No.: PB 2516

Fee Paid: \$ 500 - Paid

Date Application Completed and Filed: 10/10/25

Town Clerk's Stamp

TOWN OF MAYNARD

OCT 21 2025

**TOWN CLERK'S OFFICE
MAYNARD, MA 01754**



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



Application for Site Plan Review

This is an application for Site Plan 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.
- An electronic copy of all plans and materials.
- 6 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.
- 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: 10/1/2025

Applicant (print): Matthew Hall Applicant (sign):

Applicant address: 76 Brook Trail Road, Concord, MA 01742

Applicant phone/e-mail: (978) 239-5668 / matthall7@comcast.net

Property Owner (print): Matthew Hall Land Owner (sign):

Property Owner address: 76 Brook Trail Road, Concord, MA 01742

Property Owner phone/e-mail: (978) 239-5668 / matthall7@comcast.net

Plan prepared by(Engineer/Architect): Stamski and McNary, Inc.- George Dimakarakos, P.E.

Dated: October 1, 2025 License #: 41281

Address: 1000 Main Street, Acton, MA 01720

Phone/e-mail: 978-263-8585 EXT 214 / djc@stamskiandmcnary.com

Location of Site: 151 Main Street

Assessor's Map 14 Lot 138

Present use of site: Vacant retail building and parking lot

Zoning District: Business District, Downtown Mixed-Use Overlay District +

Give size of existing buildings, if applicable: 1,694 sf

Give extent of proposed application, if applicable: Remove existing building, propose 3-unit and office/retail building

**Site Plan Approval Application
(continuation)**

Deed of property recorded in South Middlesex County Registry of Deeds in Book 53201, Page 542 or Property Court Certificate of Title No. _____, registered in _____ District, Book _____, Page _____, and Town of Maynard

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statement made in this application

Applicant's signature: Wade +

Date: 10/1/2025

Signature of Owner:

(If different than Applicant): _____

Date: _____

Planning Board Special Permit Application

Application for Site Plan Approval

For

151 Main Street
Map 14, Parcel 138
Maynard, MA

October 9, 2025

Stanski And McNary, Inc.

Engineering - Planning - Surveying
1000 Main Street, Acton, MA 01720 (978) 263-8585
www.stanskiandmcnary.com

Applicant/Owner:

Matthew Hall
76 Brook Trail Road
Concord, MA 01742

Table of Contents

Planning Board Special Permit Application

Application for Site Plan Approval

Written Request for Waivers Letter

Certified Abutters List – 300' Planning Board

Attachments:

A. Architectural Plans

B. Landscaping Plan

C. Site Plan

Planning Board Special Permit Application

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).
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- 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: 10/1/2025

Applicant (print): Matthew Hall

Applicant address: 76 Brook Trail Road, Concord, MA 01742

Applicant phone and e-mail: (978) 239-5668; matthall7@comcast.net

Property Owner (print): Matthew Hall

Property Owner address: 76 Brook Trail Road, Concord, MA 01742

Property Owner phone/e-mail: (978) 239-5668; matthall7@comcast.net

Plan prepared by (Engineer/Architect/ Property Surveyor): Stamski and McNary, Inc.- George Dimakarakos Date October 1, 2025

Address: 1000 Main Street, Acton, MA 01720 License #: 41281

Phone: 978-263-8585 EXT 214

Email: djc@stamskiandmcnary.com

Location of Site:

Assessor's Map # 14 Parcel # 138 Zoning District B Size of Existing Buildings, if applicable 1,694 sf

Present use of site: The site currently contains a vacant retail building and paved parking lot.

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): Wesley H. H. *Date:* 10/1/2025

Address (if not Applicant): _____

Phone/e-mail: _____

Signature of Owner (if not Applicant): Wesley H. H. *Date:* 10/1/2025

Address (if not Applicant): _____

Phone/e-mail: _____

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS
JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

ASSOCIATE
JONATHAN BOLLEN, P.L.S.

October 9, 2025

Town of Maynard Planning Board
195 Main Street
Maynard, MA 01754

**Re: Request for Special Permit
151 Main Street**

Members of the Board:

On behalf of our client Matthew Hall, we hereby request a Special Permit to reduce minimum parking requirements in the Business District per Section 9.4.8.3 of the Town of Maynard Zoning Bylaw. This project is subject to Site Plan approval in accordance with Section 10.5.1.2 & Section 10.5.1.4 of the Zoning Bylaw.

Existing Conditions – The site is located at 151 Main Street, on Assessor's Map 14, Parcel 138 within the Business (B) and Downtown Mixed-Use Overlay (DOD) Districts. The existing structure located onsite is a vacant retail building covering approximately 1,694 S.F.. Most of the property is a paved parking lot that serves the building on-site, with 21 total parking spaces. The property abuts the Assabet River Rail Trail to the north, and Main Street to the south, with an existing concrete sidewalk along its frontage.

Proposed Conditions – The proposed project is for the demolition of the existing building and the construction of a replacement building with 2,705 square feet of retail and office space on the first floor, and three (3) apartment units on the 2nd and 3rd stories above. The (3) apartment units require 5 parking spaces, while the office/retail space requires an additional 6 parking spaces, totaling 11. Five (5) total parking spaces are proposed, intended for use by the apartment units. Those using the retail/office space are expected to use the on-street parking, which is plentiful along Main Street. Additionally, the closure of (2) existing curb cuts opens up the possibility of more on-street parking along this frontage.

Special Permit

A Special Permit is required to reduce minimum parking requirements. Section 10.4.2 of the Maynard Zoning Bylaw requires that the determination of the Special Permit Granting Authority shall consider the following:

1. Social, economic, or community needs which are served by the proposal;

The existing retail building is currently vacant, offering no benefit to the community. The proposed redevelopment will introduce much-needed housing to Maynard, including (3) two-bedroom apartments, helping to address local housing demand and support a diverse population. Additionally, the inclusion of retail and office space will draw more people to downtown Maynard, enhancing foot traffic and supporting the vitality of nearby businesses through increased visibility and economic activity.

2. Traffic flow and safety. Including parking and loading;

There are currently (3) curb cuts along Main Street into this property, while only (1) is needed for the proposed use. The proposed use will require 11 parking spaces, 5 of which are provided on-site. The existing on-street parking along Main Street is sufficient for the remaining uses. Using Google Earth Street View, the on-street parking spaces are almost entirely unused when the street view images were captured, from 2008 to 2023. The proposal will generate some increase to the traffic in the area, however, the surrounding existing infrastructure will be able to safely handle this increase. There are existing sidewalks and crosswalks along Main Street for accessible pedestrian travel that will remain with

slight elevation alterations, remaining handicap accessible. The westerly edge of the property abuts a crosswalk with flashing lights, where the Assabet River Rail Trail crosses Main Street.

3. Adequacy of utilities and other public services;

A Utility Plan was provided to the Maynard Department of Public Works for review to upgrade the water and sewer services and have issued a letter stating the Town of Maynard can meet the requested water demand use proposed by this project. The existing and proposed building are served by overhead electric wires from Main Street.

4. Neighborhood character and social structure;

The proposed use is consistent with the mixed-use of business and residential spaces of the DOD. This will mesh well with the surrounding businesses. The existing building is vacant and of little architectural value as an old retail building.

5. Impacts on the natural environment;

The project involves removing large areas of existing pavement and demolishing the current building, replacing them with a new building, a smaller parking area, and newly introduced green spaces. This redesign will result in a net decrease in impervious surface area, thereby reducing the site's impact on the public stormwater drainage system. The proposed landscaping will enhance on-site stormwater infiltration and help mitigate the urban heat island effect, supporting a cooler and more environmentally sustainable downtown Maynard. In addition, one leaching catch basin is proposed in the 5 parking space area to capture and treat runoff, and two provided for the roof drains.

6. Potential fiscal impact, including impact on town services, tax base, and employment.

The existing retail building is currently vacant. The proposed apartment units will increase the number of housing units in town, therefore, increasing tax revenue. The office and retail space will draw in residents and create a positive impact on adjacent businesses.

The following has been provided in accordance with the Planning Board Rules and Regulations, Section H.1., which requires demonstration of how the project is consistent with all requirements of the Downtown Overlay District as described in the Maynard Zoning Bylaw:

Documentation of compliance with all dimensional requirements of the Zoning Bylaw in the DOD is provided in the Zoning table and through components of the Site Plan. The proposed project aligns with the purposes of Section 9.4 of the Zoning Bylaw. The project will provide the currently vacant property with 3 residential units as well as office and retail space.

Thank for your attention to this matter, we look forward to further discussing this project with the Board at the scheduled public hearing for this project.

Respectfully,

Stamski And McNary, Inc.


Daniel Carr, P.E.


George Dimarakos, P.E.

Application for Site Plan Approval

To be completed by Planning Office:

Application No.:

Fee Paid:

Date Application 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 Site Plan Review

This is an application for Site Plan 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.
- An electronic copy of all plans and materials.
- 6 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.
- 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: 10/1/2025

Applicant (print): Matthew Hall Applicant (sign): 

Applicant address: 76 Brook Trail Road, Concord, MA 01742

Applicant phone/e-mail: (978) 239-5668 / matthall7@comcast.net

Property Owner (print): Matthew Hall Land Owner (sign): 

Property Owner address: 76 Brook Trail Road, Concord, MA 01742

Property Owner phone/e-mail: (978) 239-5668 / matthall7@comcast.net

Plan prepared by(Engineer/Architect): Stamski and McNary, Inc.- George Dimakarakos, P.E.

Dated: October 1, 2025 License #: 41281

Address: 1000 Main Street, Acton, MA 01720

Phone/e-mail: 978-263-8585 EXT 214 / djc@stamskiandmcnary.com

Location of Site: 151 Main Street

Assessor's Map 14 Lot 138

Present use of site: Vacant retail building and parking lot

Zoning District: Business District, Downtown Mixed-Use Overlay District

Give size of existing buildings, if applicable: 1,694 sf

Give extent of proposed application, if applicable: Remove existing building, propose 3-unit and office/retail building

**Site Plan Approval Application
(continuation)**

Deed of property recorded in South Middlesex County Registry of Deeds in Book 53201, Page 542 or Property Court Certificate of Title
No. _____, registered in _____ District, Book _____, Page _____, and Town of Maynard

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statement made in this application

Applicant's signature: Wade + H

Date: 10/1/2025

Signature of Owner.
(If different than Applicant): _____

Date: _____

Written Request for Waivers Letter

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

October 9, 2025

ASSOCIATE

JONATHAN BOLLEN, P.L.S.

Town of Maynard Planning Board
195 Main Street
Maynard, MA 01754

Re: Waiver Requests for Site Plan
151 Main Street

Members of the Board,

In accordance with the Planning Board Rules and Regulations, we hereby request waivers from Sections C.6 and C.7 under Section C Utilities, and from Section D.4 under Section D Vehicular Traffic and Parking. The Bylaws and Regulations reads as follows:

C.6 Location of all existing drainage within 500 feet of any boundary of the subject property and all areas such as paved areas, grassed areas, wooded areas, and all other surface area contributing to the drainage.

Waiver is sought to the requirement that all existing drainage be located within 500 feet of the boundary of the subject property. The total impervious coverage on site is being reduced from existing conditions. The project will result in an improvement in regard to drainage conditions by allowing infiltration from impervious surfaces and increasing open space to promote further infiltration on-site. Additionally, a leaching catch basin is proposed in the parking area, and two more behind the building for roof drains.

C.7 Photometric plans shall be provided for proposed outdoor lighting...

Waiver is sought to the Photometric Plan requirement due to the scale of the project. The proposed project is not significant enough to necessitate a photometric plan. Labels are provided on the most recent site plans showing the locations of proposed outdoor light fixtures.

D.4 A traffic circulation/impact study (both within the site and as it may affect the surrounding areas) may be required as determined by the Planning Board or Pre-Application review team...

Waiver is sought to the requirement that a Traffic Study be provided as it is unnecessary due to the proposed use of the building. The proposed use would not be expected to generate a substantial amount of traffic, as only 6 parking spaces have been provided onsite.

Additionally, waivers are requested to some aspects of the Town of Maynard Protective Zoning Bylaw Section 9.4 Downtown Mixed-Use Overlay District (DOD). The Bylaw reads as follows:

9.4.9 Parking The following Table J shall supersede the schedule identified in Section 6.1:

Table J: DOD District Parking Requirements

Dwelling Unit- 1.5 spaces per unit

Retail: One space per 500 sq. ft. or gross floor area (g.f.a)

Waiver is requested to allow for 5 on-site parking spaces where 11 are required by the bylaw. The proposed project will create (3) two-bedroom apartment units, and a 2,705 square foot retail/office space, so that (5) parking spaces are needed for the apartment units and (6) spaces are required for the retail/office space. The (5) parking spaces proposed are intended to be used by the residents of the apartment units, and the retail/office space will utilize on-street parking. There

Page 2 of 2
151 Main Street, Maynard
October 9, 2025

are currently (3) curb cuts along Main Street into this property, while only (1) is needed for the proposed use. The closing of the (2) extraneous curb cuts opens up the opportunity for additional on-street parking. Using Google Earth Street View, the on-street parking spaces are almost entirely unused when the street view images were captured, from 2008 to 2023.

The waiver of these requirements will allow for the revitalization of this vacant property without substantial detriment to the intent of the bylaws, while maintaining the character of the downtown. The new proposed mixed-use building and newly introduced green spaces will be an improvement over the current use of the site, where the building is currently vacant and the parking lot unused.

If you have any questions regarding this matter, please feel free to call.

Respectfully,

Stamski and McNary, Inc.

Daniel Carr
Daniel Carr, P.E.

George Dimakarakos
George Dimakarakos, P.E.

Certified Abutter's List – 300' Planning Board



BOARD OF ASSESSORS
195 MAIN STREET
MAYNARD, MA 01754
978-897-1304

TO: Permit Granting Authority
FROM: Board of Assessors
RE: Parties in Interest to:
014.0-0000-0138.0

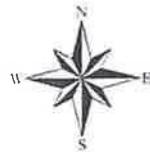
ADDRESS: 151 Main St, Maynard

USE of LIST: Planning Board

DATE: JUNE 25, 2025

We hereby certify that the attached list, taken from our Real Estate Property Lists, includes the names and addresses of all parties in interest under Massachusetts General Laws Chapter 40A, Section 11, as amended in 1979, to the best of our knowledge and belief.

Board of Assessors



151 Main St - 14/138 - PB

Town of Maynard, MA

1 inch = 140 Feet

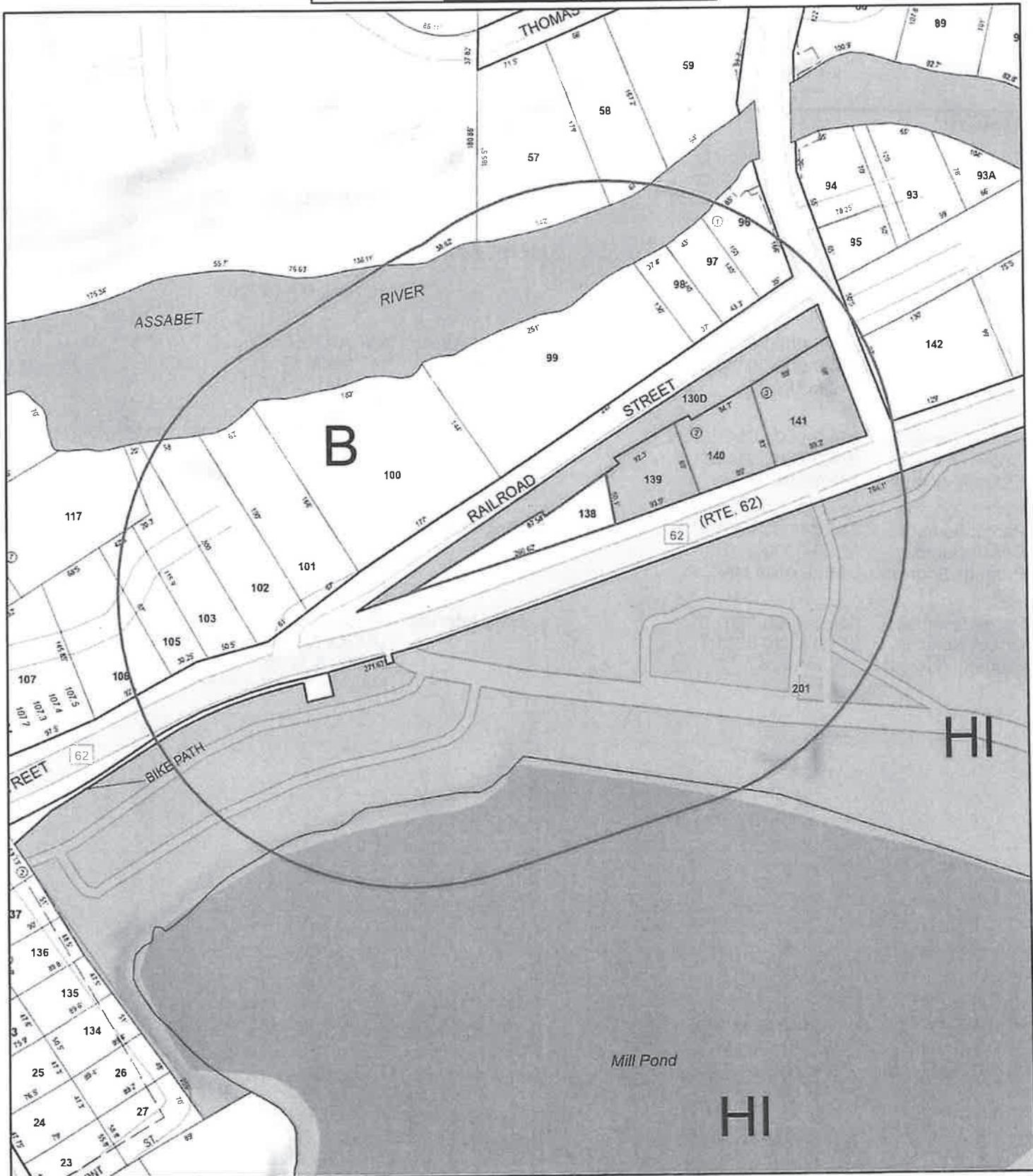
June 26, 2025



CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com

0 140 280 420



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



PB feet Abutters List Report

Maynard, MA
June 26, 2025

Subject Property:

Parcel Number: 014.0-0000-0138.0
CAMA Number: 014.0-0000-0138.0
Property Address: 151 MAIN ST

Mailing Address: 151 MAIN ST PARKING LLC
3 CLOCK TWR PL STE 250
MAYNARD, MA 01754

Abutters:

Parcel Number: 014.0-0000-0130.D
CAMA Number: 014.0-0000-0130.D
Property Address: MAIN ST

Mailing Address: TOWN OF MAYNARD SELECT BOARD
195 MAIN ST
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0139.0
CAMA Number: 014.0-0000-0139.0
Property Address: 149 MAIN ST

Mailing Address: SUNNY SIDE PROPERTIES LLC
14 LOTHROP RD
ACTON, MA 01720

Parcel Number: 014.0-0000-0140.0
CAMA Number: 014.0-0000-0140.0
Property Address: 147 MAIN ST

Mailing Address: NYRAK REALTY LLC
147 MAIN ST
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0141.0
CAMA Number: 014.0-0000-0141.0
Property Address: 145 MAIN ST

Mailing Address: DURANGO REALTY TR JAMES G
MACDONALD
10 MAIN ST
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0201.0
CAMA Number: 014.0-0000-0201.0
Property Address: 9 MILL AND MAIN PL

Mailing Address: GP MM OWNER LLC C/O LINCOLN
PROPERTY COMPANY
2 MILL & MAIN PL STE 200
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0201.0
CAMA Number: 014.0-0000-0201.T
Property Address: 146 MAIN ST

Mailing Address: AS CLOCK TOWER OWNER LLC C/O
LINCOLN PROPERTY COMPANY
2 MILL & MAIN PL STE 200
MAYNARD, MA 01453



www.cai-tech.com

6/26/2025

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Page 1 of 1

AS CLOCK TOWER OWNER LLC
C/O LINCOLN PROPERTY COMP
2 MILL & MAIN PL STE 200
MAYNARD, MA 01453

DURANGO REALTY TR
JAMES G MACDONALD
10 MAIN ST
MAYNARD, MA 01754

GP MM OWNER LLC
C/O LINCOLN PROPERTY COMP
2 MILL & MAIN PL STE 200
MAYNARD, MA 01754

NYRAK REALTY LLC
147 MAIN ST
MAYNARD, MA 01754

SUNNY SIDE PROPERTIES LLC
14 LOTHROP RD
ACTON, MA 01720

TOWN OF MAYNARD
SELECT BOARD
195 MAIN ST
MAYNARD, MA 01754

RECEIVED

JUN 25 2025

TOWN OF MAYNARD
ASSESSOR'S OFFICE



ASSESSING DEPARTMENT

195 MAIN STREET
MAYNARD, MA 01754
978-897-1304

ABUTTER'S LIST REQUEST

PROPERTY ADDRESS: 151 Main Street

PARCEL ID: 014.0-0000-0138.0

Please Indicate USE OF LIST:

PLANNING BOARD ZONING BOARD OF APPEALS
 CONSERVATION LIQUOR LICENSE
 SPECIAL PERMIT OTHER – Please describe:

Requested by:

Stamski and McNary, Inc. - Montgomery Nsamba

Phone # 978-263-8585 EXT. 207

Email: mn@stamskiandmcnary.com

Montgomery Nsamba
Signature

06/25/2025
Date

LIST WILL BE COMPLETED IN UP TO 10 DAYS FROM REQUEST.
FEE: \$25 Cash or Check Payable to the Town of Maynard

Attachment A: Architectural Plans

Attachment B: Landscaping Plan

Attachment C: Site Plan

LICENSE AGREEMENT
THE GATELY 151 MAIN STREET, MAYNARD

Know all men by these presents that the Town of Maynard, Massachusetts, (the "Town"), a municipal corporation with an address of 195 Main Street, Maynard, Massachusetts ("Licensor"), holder of record title to the premises, a portion of which are the subject to this License, by virtue of a Deed from the Massachusetts Bay Transportation Authority to said Town recorded with the Middlesex South District Registry of Deeds at Book 15071 Page 521 hereby grants to M a t t w o r k s , L L C, a Massachusetts limited liability company having its address at 76 Brooktrail Road, Concord, Massachusetts, 01742 (the "Licensee"), a License and privilege to use the triangle of land located between Main Street and the Assabet Valley Rail Trail behind 151 Main Street as shown in the attached Plan as "Licensed Area" for the purpose of landscaping, access and maintenance in connection with the proposed Gately project (the "Project") to be constructed at 151 Main Street (the "Premises"), subject to permits to be issued by the Town of Maynard for the purpose of such construction and development at the Premises on the following terms and conditions.

1. Licensee shall develop and maintain the Premises substantially as shown on the Plans and Drawings prepared by Stamski & McNary entitled "151 Main Street, Site Plan, Maynard, Massachusetts" originally dated October 9, 2025 as the same may be updated, amended and approved by the Town in connection with the Project.
2. Licensee may, at Licensee's sole expense, cause to be made such construction, alterations, changes, or additions of, in, on or to the Licensed Area, or any buildings or improvements located thereon, as Licensee deems necessary or desirable, provided that the same are in accord with the permits and approvals issued by the Town in connection with the Project.
3. Licensee shall, at Licensee's sole expense, procure and maintain, or cause to be procured and maintained, public liability insurance against damages because of or resulting from any injury to property, person or loss of life sustained or claimed to have been sustained by any person in, about, or any part of the Licensed Area in the same limits as are maintained by the Licensee on the Premises for property damage, injury or death arising from the use, occupation or maintenance by the Licensee of the Licensed Area; such policies to be written by reputable companies licensed to do business in Massachusetts, to be in form satisfactory to Licensor and to name Licensor "as its interest may appear." Further, such policies shall require the insurer to give Licensor at least ten (10) days' advance written notice of any cancellation thereof. Licensee hereby waives any and all rights of recovery which it may have against Licensor for any loss which is covered by insurance or extended coverage carried by Licensee pursuant to the foregoing provisions of this paragraph, including without limitation, any loss due to the negligence of

Licensor, its agents or employees; provided, however, that such waiver shall be effective only to the extent of the proceeds paid on such insurance by reason of such loss. Licensee shall provide an insurance binder to the Licensor prior to commencing any work within the Licensed Area.

4. Licensee shall at its sole expense, keep and maintain the Licensed Area in a good condition, ordinary wear and tear excepted, and to that end shall make all ordinary and necessary repairs and replacements which may be necessary from time to time with regard to the improvements erected thereon, and all other fixtures and installations in or about the Licensed Area, and all ordinary repairs which may be necessary from time to time to the landscaping on the Licensed Area and the appurtenances thereto. Licensee shall also, at its sole expense, keep the Licensed Area free from rubbish, debris and other obstructions except in suitable disposal containers.
5. Licensee hereby indemnifies, defends and saves Licensor harmless against and from any and all claims, damages, judgments, costs, and expenses, including attorney's fees, arising out of and relating to or resulting from Licensee's use and occupancy of the Licensed Area or any equipment therein or appurtenances thereto, or such as may result from any accident in or about any improvements on the Licensed Area however caused, excepting only such damage or injury as may result from the negligent act or omission of Licensor, its agents, servants, or employees.
6. So long as Licensee duly and punctually performs and observes all of the terms, covenants and agreements to be performed and observed by Licensee, Licensee shall quietly and peaceably hold, possess and enjoy the Licensed Area for the purposes herein permitted without any hindrance or molestation from Licensor or any person claiming by, through or under Licensor.
7. Licensee, upon termination of this license agrees peaceably to surrender to Licensor the Licensed Area in same condition in which it was delivered to Licensee or were subsequently improved by Licensee, ordinary wear and tear excepted, and upon such termination all obligations of Licensee shall cease except for those which accrued prior to termination.
8. Licensee affirms that Licensor has made no representations or promises with respect to the Licensed Area, the condition thereof, or the making or entry into this License except as in this License expressly set forth, and that no claims or liability shall be asserted by the Licensee against the Licensor for, and Licensor shall not be liable by reason of, any breach of any representations or promises not expressly stated in this License.
9. The License hereunder shall continue in effect for the benefit of successors in title to the Premises whether by sale, conveyance, lease or mortgage
10. If any provisions of this License shall be held or declared to be invalid, illegal or unenforceable under any law applicable thereto, such provision shall be

deemed deleted from this License without impairing or prejudicing the validity, legality and enforceability of the remaining provisions hereof.

11. This License shall be valid for five (5) years from the execution of this agreement, or shall terminate at such time as the Town grants to the then owners of the Premises a permanent easement providing substantially the same rights and privileges to such owners as contained herein. Said termination date may be extended only with the consent of the Licensor, which consent shall not be unreasonably withheld, and upon such extension, this License shall be so modified.
12. The Town agrees to use such reasonable efforts as are necessary to grant rights similar to those granted herein in the form of a perpetual Easement in favor of the Premises as are necessary including bringing the matter before an Annual or Special Town Meeting at an early opportunity.
13. All notices or other submissions required by or appropriate under this Agreement shall be sent by first-class mail, or certified mail, return receipt requested, to the Licensor or Licensee as applicable, at the addresses listed in the first paragraph above.
14. This License Agreement is for landscaping, access and maintenance purposes in connection with the proposed Project only. Licensor and Licensee agree that this agreement creates no further obligations upon the Licensor.

WITNESS our hands and seal this _____ day of December, 2025

TOWN OF MAYNARD

MATTWORKS, LLC

BY: _____
Select Board Chair
Duly Authorized

BY: _____
Matthew Hall, Manager

From: [Bill Nemser](#)
Bcc: [Bill Cranshaw](#); [Chris Arsenault](#); [Chris Kline](#); [Jeff Black](#); [Mark Alston-Follansbee](#); [Natalie Robert](#)
Subject: FW: MAYNARD LICENSE 151 Main St
Date: Wednesday, December 31, 2025 11:52:00 AM
Attachments: [HALL LICENSE VS 5 w Sections.docx](#)

Hello Planning Board,

The use of Town property is resolved (please see below).

Sincerely,

Bill

From: Bill Nemser
Sent: Wednesday, December 31, 2025 11:48 AM
To: Chris Arsenault <CArsenault@townofmaynard.net>
Cc: Joe Ruotolo <joe@mtclawyers.com>; Henry Dane <hdane@danelaw.com>; Steven Silverstein <ssilverstein@townofmaynard.net>; Zoe Piel <zpiel@townofmaynard.net>; Matt Hall <matthall7@comcast.net>; Gregory Johnson <gjohnson@TownofMaynard.net>
Subject: FW: MAYNARD LICENSE 151 Main St

Hi Chris,

Re: 151 Main Street licensing of Town land for project use. Both Town Counsel (Attorney Joe Routolo) and project Attorney Henry Dane have approved the attached draft for licensing the use of Town property for incorporation into the project design. I will reference this in the Decision.

The Town will separately pursue the granting of a permanent easement to the project.

Happy New Year!

Bill

From: Bill Nemser
Sent: Wednesday, December 31, 2025 8:37 AM
To: Joe Ruotolo <joe@mtclawyers.com>; Steven Silverstein <ssilverstein@townofmaynard.net>
Subject: RE: MAYNARD LICENSE 151 Main St

Hi Joe,

When you have ok'd, should we just place this on a Select Board Agenda for execution by the Select Board Chair?

Thanks,

Bill

From: Henry Dane <hdane@danelaw.com>
Sent: Tuesday, December 30, 2025 2:44 PM
To: Joe Ruotolo <joe@mtclawyers.com>
Cc: Matthew <matthall7@comcast.net>; Bill Nemser <bnemser@TownofMaynard.net>
Subject: RE: MAYNARD LICENSE 151 Main St

Please see attached cleaned up with sections properly numbered.

Henry J. Dane, J.D., Ph.D
Dane Brady & Haydon, LLP, Attorneys-at-Law
PO Box 540 Concord, Massachusetts 01742
Email: hdane@danelaw.com
Phone: 978-369-8333 Ext. 18
Fax: 978-369-3106

[LINKED-IN PROFILE](#)

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PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

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From: Henry Dane
Sent: Tuesday, December 23, 2025 4:04 PM
To: 'Joe Ruotolo' <joe@mtclawyers.com>
Cc: 'Matthew' <matthall7@comcast.net>; 'bnemser@TownofMaynard.net'
<bnemser@TownofMaynard.net>

Subject: RE: MAYNARD LICENSE

Joe, pursuant to our conversation, I made couple of changes as follows:

1. Extend term to 5 years
2. Town to pursue permanent Easement
3. Clarify Para. 7 that, in the event of extension, the amendment referred to is the new termination date.
4. Misc. clean -up

If you are ok with these changes, how do you want to go about getting the license executed?

Henry J. Dane, J.D., Ph.D
Dane Brady & Haydon, LLP, Attorneys-at-Law
PO Box 540 Concord, Massachusetts 01742
Email: hdane@danelaw.com
Phone: 978-369-8333 Ext. 18
Fax: 978-369-3106

LINKED-IN PROFILE

Click [here](#) to send me a file securely



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From: Henry Dane
Sent: Friday, December 19, 2025 6:13 PM
To: Matthew <matthall7@comcast.net>
Subject: MAYNARD LICENSE

Since Maynard Town Counsel agreed that the term of the License was arbitrary, I increased it to 5 years, added a provision that Maynard would pursue a permanent easement, and cleaned up a couple of other things. I think my changes will come through in blue and the town's in red. If ok with you, I will send back to him with these edits. Thanks.

Henry J. Dane, J.D., Ph.D
Dane Brady & Haydon, LLP, Attorneys-at-Law
PO Box 540 Concord, Massachusetts 01742
Email: hdane@danelaw.com
Phone: 978-369-8333 Ext. 18
Fax: 978-369-3106

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PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

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From: [Bill Nemser](#)
To: [lee](#)
Bcc: [Steven Silverstein](#); [Zoe Piel](#); [Chris Arsenault](#); [Gregory Johnson](#); [Natalie R \(ovenrack@gmail.com\)](#)
Subject: RE: 151 Main St project
Date: Thursday, December 11, 2025 2:34:00 PM

Hello Ms. Doyle,

Thank you for your comments. I will provide them to the Planning Board. I'll try to respond to most of your questions below in order.

The developer has attended all of the Planning Board hearings in person. Perhaps you saw some of the consultants (who did appear virtually) and mistook them for the developer. The Planning Board does typically require an applicant appear in person, although there are instances where an exception is made (based on Planning Board Chair's discretion). The developer has been entirely professional, deferential to the board, and entirely thorough in his work as presented to the board. I believe he is very interested in the overall impact of the project on a community and the way it will complement the area.

Regarding the height of the structure, the structure conforms to the Town's Zoning Bylaws under the Downtown Overlay District zoning (DOD). The DOD was adopted by Town Meeting vote in 2013. Essentially the DOD intent is to create walkable smaller scale, mixed-use development that will help keep downtown viable and foster sustainable development. Restaurant, retail and professional services or other commercial activities, will benefit from additional residential activity and residents can enjoy Downtown amenities without dependency on an automobile. Additionally, the sidewalk improvement from the elimination of two curb cuts alone, along with approved lighting, should make the pedestrian experience much more pleasant and safe.

As part of the Site Plan review, appropriate drainage measures have been reviewed and approved by the Town's engineers. Additionally, the Conservation Commission has reviewed and determined all stormwater regulations have been met.

Previous uses of the property in question have included a gas station, storage uses, and other uses – each with a variety of impacts. As a gateway to Maynard's Downtown the current site, which has remained in its current condition for well over a decade, the Town will benefit from an attractive new project consisting of three residential units and first floor commercial space sighted in this location. The transition into the much taller Mill and Main buildings will present an attractive and functional entrance into the downtown area. Also, I think it is very important to remember that other uses could go in that location by right that could be much less desirable for the community.

I think you will find that the Planning Board is an exceptionally thoughtful and astute group of volunteers – all of whom are residents. While there are still issues to be worked out, the board has not questioned the suitability of the project for this location.

The next hearing for this project is scheduled for January 9th. And I encourage you to attend if you have any concerns still at this point.

I hope this puts you somewhat at ease and helps highlight the benefits that this project can bring to the town. Again, thank you for your interest in Maynard and please feel free to let me know if I can be of further assistance.

Sincerely,

Bill Nemser, AICP, LEED AP
Planning Director
Office of Municipal Services
Town of Maynard
195 Main Street
Maynard, Ma. 01754
(978) 897-1302

BE AWARE! The Town of Maynard will NEVER request payment of invoices via wire transfer. If you receive any material requesting wire transfer payment, please contact us directly!

Hey Maynard: want to help shape YOUR community? Come join the many volunteers that serve on boards and committees and are helping to keep Maynard a great place to call home! To sign up to become part of the team [click here](#). Have any questions? Drop me a line at Bnemser@townofmaynard.net

From: lee <chicorylee@gmail.com>
Sent: Thursday, December 11, 2025 12:03 PM
To: Bill Nemser <bnemser@TownofMaynard.net>
Subject: 151 Main St project

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Dear Mr. Nemser,

Just want to give you some comments on the 151 project, having lived through the process leading to the building of the condos at 213 Main Street back in 2013, including participating in all the Conservation Commission and Planning Board hearings. Was unable to attend the Planning Board hearing for 151 on Weds Nov 12 as plumbers were at my house all afternoon replacing the water heater after no hot water for 3 days.

Have watched some of the recorded hearing from Nov 12th. Is it customary now for the developer not to attend in person? (For the 213 condos, the 17y.o. developer and

his engineer did show in person, as did the builder which the 17y.o. flipped it to after being completely permitted by the Commission, Board, and the Building Inspector.)

-My biggest concern with proposed 151 Main project:

The height and the footprint. Wrong scale for that very prominent place in our West Main neighborhood.

-Must it be 3 stories? Would block sun, esp in winter, to bike path and folks living behind 151 Main on Railroad Street who have enjoyed that sun for decades.

-Would dwarf the business blocks around it, such as the MPB, which has worked very hard in recent years to improve and stay competitive, and the Foley's Faucetorium and Ray & Sons block, these are long-standing pillars of our town's retail life.

-Note that much larger towns, for example Concord & West Concord in their downtown shopping streets, and Arlington along much of Mass Ave, have managed to keep many building heights at one or two stories, which keeps the town from becoming Manhattanized into canyons and preserves the town's identity.

-As in the case of the 213 Main condos, here we have yet another Concord developer who thinks he will "improve" our little Maynard at great benefit to himself but not necessarily to the people who have lived here for many years.

-At least one of the Planning Board members did not even know whether there was parking or not on the 151ish stretch of Main Street. Maybe ask the people who live around there? Also, being very familiar with Somerville where it is now the new thing to build quite large buildings with no parking at all, must ask, is it realistic in a town that has no public transportation & depends on driving Routes 62, 27, 117, 2 and 495, to build any apartment building without enough parking for residents?

-How will added traffic for retail and residents affect that already narrow and congested section of Main Street, including the crossing of the bike path? Ever tried yourself to cross the street there in rush hours? Esp when the sun is in the drivers' eyes in the afternoon?

-What type of retail is planned for there? Another drinking establishment like what we have now at what had been Gruber Bros? Again, what about the traffic? You have the bike path, two crosswalks at the intersection of Main and Sudbury which is already quite difficult in rush hours, also many schoolchildren pass through there and parents with strollers, etc., and many people cross to Russells without even using the cross walks.

-How does runoff from 151 project's roofs and paved areas affect the river and the Mill Pond/canal? Surely there will be more salt and there will be plowing which will affect Main Street itself.

These are just some of my concerns about this **too large project, 151 Main.**
Happy to chat, 897-0477.

Thank you for your time,

Yours very truly,
Lee Doyle
9 Spring Lane since 2000
(raised a kid here, and grew up outside 495 so knew Maynard as
shopping/dining/movies destination since a kid myself)

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