

Maynard Planning Board Meeting
April 11, 2023 – 7:00 p.m.
(Town Hall & Zoom Meeting)

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

Others Present: Bill Nemser – Planning Director; Julia Flanary – Assistant Planning Director; Stu Clark, Greenfield Engineering; Wayne Amico – Town Engineer; Bob Depietri – Capital Group Properties; John Cusick – Bohler Engineering

The meeting was opened at 7:02 p.m. by Mr. Arsenault. A roll call of attendance was taken.

Public Hearing - Tiger Drive (Maynard High School) - Request for Determination

1 Tiger Drive (Maynard High School) - Request for Determination: The Town of Maynard and the Maynard School Department represented by Soltect Energy Development has requested a determination from the Board if the construction of solar canopies, constitutes a major or minor amendment to the approved Site Plan.

Mr. Clark is working with Soltect Energy on the addition of a solar panel array to cover a portion of the existing parking lot at the school. The project will consist of a 180 kw solar canopy. The project will not change any of the parking or drainage on the site. Some trees will have to be removed. He asks that the Board find this to be a minor amendment to the approved Site Plan.

Mr. Coleman asked if it is similar to what is at the Discovery Museum in Acton. Ms. Flanary replied yes. He recommended that construction be started after school ends for the summer. Mr. Clark said it's a quick construction timeline.

Mr. Cranshaw said he considers it a major amendment due to the size of the structure. Ms. Robert stated that she supports the project overall.

Mr. Arsenault made a motion to consider this a major modification. The motion was seconded by Mr. Cranshaw.

Mr. Brown – Yes
Mr. Arsenault – Yes
Mr. Cranshaw – Yes
Ms. Robert – No

Mr. Coleman – No

Public Hearing – Modification of the Site Plan for Maynard Crossing (Child Care)

The Petitioner: Maynard Crossing JV, LLC, 259 Turnpike Road, Suite 100, Southborough, MA 01772, is requesting a modification of the Site Plan for Maynard Crossing, 129 Parker Street, as authorized by Section 10.5 of the Zoning By-laws. This request is pursuant to Sections 9.3 and 10.4 of the Zoning By-laws and the Concept Plan approved by Town Meeting on October 5, 2016. The amendment is associated with the addition of a childcare facility.

Mr. Cusick presented the Site Plan. There was a lengthy discussion of the features of the Plan including lighting, landscaping, parking (including handicap parking spots), crosswalks, daycare drop off area, and safety of egresses from the play areas.

Mr. Arsenault invited public comment. No public comment was entered.

Mr. Arsenault made a motion to continue the Public Hearing to May 9, 2023. The motion was seconded by Mr. Coleman.

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

Annual Town Meeting - Request for Direction by Planning Director

Mr. Nemser discussed the sequencing of the agenda for the Annual Town Meeting.

Planning Updates

- 2 Powdermill Road - Mr. Nemser stated that the owner/developer Adam Stack has an application before the Conservation Commission for a mixed-use project. He noted that while it was initially anticipated the project would appear before the Planning Board and Conservation Commission simultaneously, the developer opted to go before the Conservation Commission first because of complexities involving the river proximity.
- MBTA Communities – Mr. Nemser stated that DCHD has provided approval for the plan to utilize the upcoming Powder Mill rezoning to meet Maynard’s MBTA Community status. Mr. Nemser would also like to try and designate the Mill and Main campus for MBTA Community status but will have to coordinate with the mill ownership.
- Powdermill Corridor – Mr. Nemser stated that MAPC and staff met focus groups consisting of a cross section of residents, business owners and staff. A final report is being prepared by MAPC and will be distributed when completed.

Mr. Arsenault announced that Mr. Brown will resign his position on the Planning Board due to other obligations.

People interested in joining the Board should send a letter of interest to Bill Nemser and Greg Johnson.

Community Preservation Committee

Ms. Robert will be leaving her position on the CPC. A member of the Planning Board will need to take her place.

Approval of Minutes

Ms. Robert made a motion to approve the minutes of February 28, 2023, which was seconded by Mr. Coleman.

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

Mr. Arsenault made a motion to approve the minutes of March 14, 2023, which was seconded by Mr. Coleman.

Mr. Cranshaw asked that Tree Committee members' addresses be removed from the minutes. Mr. Brown proposed a change to the Open Space and Recreation Plan Approval.

The Board voted unanimously in favor of the motion as discussed, by roll call.

Mr. Coleman made a motion to close the meeting, which was seconded by Ms. Robert.

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

Meeting closed: 9:10 p.m.