

Maynard Planning Board Meeting
June 13, 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; Wayne Amico – Town Engineer; Kevin Conover – David Ross Associates; Bob Depietri – Capital Group Properties; Jim Vazza – Capital Group Properties; John Kucich – Bohler Engineering

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

7-9 Taft Avenue – Approval not Required (ANR)

The applicant is requesting to use the ANR process to transfer Parcel “A” as shown on plans from 9 Taft Ave. to 7 Taft Ave. The two resulting lots would both conform to zoning with respect to frontage and area requirements.

Mr. Conover introduced himself as a representative of the property. The purpose of the request is to convey the property in question from one owner to the adjacent owner, forming one lot. Mr. Nemser outlined the criteria for ANR approval: the lot is on a way; vital access exists; the lot meets minimum frontage requirements of zoning by-laws.

Mr. Nemser shared the property plan. Mr. Conover explained that Parcel A is not a “Building Lot.” The driveway belonging to the Canty/Kimmels was located on the adjacent property. The new parcel would allow for the driveway to be on their own property.

Mr. Arsenault invited questions from the Board. Mr. Coleman asked who owns the right of way in Parcel A. Mr. Conover replied that the property plan was originally made in the 1920s and he is not sure, but it has always existed as such. It is included in the drawing because it is referenced in the deeds and older plans. Mr. Coleman asked who is the property owner abutting the back side of Parcel A. Mr. Conover replied Stephen and Marlene Coleman. Mr. Nemser confirmed that those properties have access from Allen St., and would not be using the right of way off Taft Ave.

The new frontage will be 102.16 feet. Town Staff, Police and Fire departments do not have objections to the plan.

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Ms. Robert made a motion that subject plan for 7 & 9 Taft Ave. does not constitute a subdivision and is therefore eligible for ANR endorsement. Mr. Coleman seconded the motion.

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

Modification Of the Site Plan for Maynard Crossing (Child Care) - Continued From Meeting Of May 9, 2023

Mr. Brown recused himself from this portion of the meeting.

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. Nemser updated the Board on meetings with the applicant regarding changes to location of the play areas, as recommended by the review team. Mr. Kucich reviewed the site plan. The ADA stalls have been relocated. The parking field has also been amended to accommodate pedestrian traffic. Some work was done to align the civil and architectural plans regarding entrances into the building and play areas. Every play area has its own gated access from the walk. There are 2 emergency egresses. The lighting plan has not changed.

Mr. Amico asked the applicant to commit to yearly paving markings on the back drive. Likewise for the raised traffic islands. He asked about the wall at the back of the parking area. Mr. Kucich responded that the wall is a retaining wall. There will also be concrete barriers surrounding the child play area, given its proximity to through traffic. Mr. Amico asked if the catch basin that was originally in the play area had been covered. Mr. Kucich replied that it has been capped and the water in that area will drain to a different catch basin.

Mr. Arsenault asked if there were specs for the concrete barriers surrounding the play area. Mr. Kucich replied he doesn't have a spec, but it would be akin to jersey barriers. Mr. Arsenault asked if there was a more visually appealing alternative like stone planters for example. The Board members asked for clarification regarding the traffic pattern in that area. Mr. Kucich explained how the flow of traffic would work and reiterated that there won't be cars driving near the play area.

Mr. Arsenault invited comments from members of the public. Trish Saunders asked a question regarding the lights. She is concerned about lighting that doesn't conform to the operations

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manual. Mr. Depietri confirmed that all lighting must be down facing. Mr. Nemser went over some additional items for Capital Group to follow up on.

Mr. Brown asked a question of the Board as a member of the public: Will there be a cover for the outside play area in case of bad weather and need for shade? Mr. Vazza shared the site plan for the play area. There will be a variety of age-appropriate areas for age ranges from infants to pre-school children. Mr. Amico said any concerns should be relayed to the building commissioner; as it's not a public playground it's not under the Board's purview.

Mr. Arsenault made a motion that the site plan modification is consistent with the conceptual plan approved at Town Meeting, the criteria remains consistent with the special permit originally issued for the project, and the modifications are consistent with the Zoning Bylaws. Condition 1: The applicant shall update the Master Plan to reflect the modifications described at this Public Hearing. Condition 2: The concrete barriers along the play area shall be approved by Town staff for engineering and aesthetics. Mr. Coleman seconded the motion.

The Board voted 5-0 in favor of the motion, by hand.

Mr. Cranshaw made a motion to close the Public Hearing, which was seconded by Mr. Arsenault.

The Board voted 5-0 in favor of the motion, by hand.

Approval of Meeting Minutes

Mr. Nemser added more detail to the Town Planner section of the April 11, 2023, minutes, as requested by the Board.

Mr. Arsenault made a motion to approve the Meeting Minutes of April 11, 2023, which was seconded by Mr. Coleman.

The Board voted 5-0 in favor of the motion, by hand.

Mr. Nemser made two amendments to the minutes of May 9, 2023.

Mr. Arsenault made a motion to approve the Meeting Minutes of May 9, 2023, as amended, which was seconded by Mr. Coleman.

The Board voted 5-0 in favor of the motion, by hand.

Town Planner Updates

- The position of Assistant Town Manager is still open.
- Town staff is seeking assistance from MAPC for the Powdermill Road Corridor Project.
- The grant was submitted for the Main Street road diet, specifically to widen the sidewalks for pedestrian traffic.
- Mr. Nemser has written to Town counsel about amending the Development Agreement for Mill & Main. As long as development is within the existing structures, a special permit is not needed. Any new structures would require a special permit. There are potential opportunities for using Mill & Main to meet MBTA Communities legislation if other options don't work out.

Mr. Brown is stepping down from the Board due to other commitments. Tonight is his last meeting.

Mr. Nemser, Mr. Arsenault and Leslie Bryant from ZBA have formed a working group on firearms regulations. Mr. Arsenault and Mr. Nemser also met with Select Solar company installing panels at MHS.

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

The Board voted 5-0 in favor of the motion, by hand.

Meeting closed: 8:18 p.m.