

Maynard Planning Board Meeting and Public Hearing
June 27, 2023 – 7:00 p.m.
(Hybrid – Town Hall and Zoom)

Maynard Planning Board Members Present: Chris Arsenault – Chair; Jim Coleman; Bill Cranshaw; Natalie Robert (Remote); Annette Garabedian; Jeff Black (Alternate; Remote)

Others Present: Bill Nemser – Maynard Planning Director; Julia Flanary – Assistant Planning Director; Bobby Bowman – Select Energy (Remote); Gerry Wilcox – Barrett Sotheby’s International Realty; James MacDonald – MacDonald Development; Jacquie MacDonald Nano – MacDonald Development; Carlos Nano – MacDonald Development; Mike Scott – Land Design Collaborative

The meeting was opened at 7:06 p.m. by Mr. Arsenault. A roll call of attendance was taken.

Approval Not Required (ANR) - 27 Elmwood Street

The applicant, Gregory Gould, P.L.S. on behalf of Joseph and Deborah Palazzolo, is requesting the board determine eligibility to utilize the ANR process on the property located at 27 Elmwood Street. The two resulting lots would both conform to zoning with respect to frontage and area requirements.

Gerry Wilcox, representing the sellers of 27 Elmwood Street, introduced herself.

Mr. Nemser indicated that the purpose of the agenda item is for the Planning Board to acknowledge that the property meets the standards required for an ANR for subdivision of the land:

- 1) Both lots will front on an accepted way.
- 2) There will be vital access for emergency services.
- 3) The frontage requirements are adequate.

The subject property sits in the General Residential district. The dimensional requirements all conform with the zoning district by-laws.

Mr. Arsenault made a motion that the subject property does not constitute a subdivision and is entitled to the ANR endorsement based on the criteria set forth in Chapter 41, Section 81L, MGL. The motion was seconded by Mr. Coleman.

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

Public Hearing – 1 Tiger Drive

Site Plan and associated Special Permit Modification filed by Green Seal Environmental. LLC (114 State Road, Bldg. B, Sagamore Beach, MA 02562), on behalf of the Applicant, Solect Energy Development (89 Hayden Rowe St. | Hopkinton, MA 01748). The subject property, Maynard High School, is located at 1

Tiger Drive and owned by the Town of Maynard. Consistent with Section 10.0 of the Zoning By-laws, the petitioner is requesting approval to modify the approved Site Plan dated January 27, 2011, and associated Special Permit dated February 22, 2011, to allow the addition of a solar canopy on the subject property.

Mr. Arsenault reopened the Public Hearing and provided a summary of a recent site visit conducted by himself, Mr. Nemser, and the applicant. As a result of the previous hearing and the site walk, the applicant made some revisions to the site plan drawings, which were included in the revised application submission and the meeting agenda. Mr. Bowman presented the revised drawings on screen. The had received confirmation that the storm water system will receive no additional input based on the proposed project. The applicant also confirmed the addition of a new ADA walkway at the far western column of the site. A note was added to the plans indicating that the three light poles that will be removed are to be set aside for the Town's use. An additional note was added to indicate that any parking signs removed during site work will be replaced in kind to maintain all existing signage.

Ms. Flanary confirmed that the site is outside the jurisdiction of the Conservation Commission (ConsCom).

Mr. Nemser stated that Maynard DPW reiterated their support for the project and its proposed configuration.

Mr. Arsenault reminded the Board Members that the major modifications to the previously approved Site Plan prompted the reopening of the Public Hearing and pending evaluation and decision for approval or denial of the proposed modifications.

There was a discussion about the proposed lighting changes to the site. The plan was designed to a minimum of .3 but an average of 1.2 foot candles across the entire area underneath the canopy. There will be 24 fixtures replacing the existing three. Mr. Bowman stated that each row of lights will be on a separate circuit that can be turned on or off as needed.

The project is estimated to begin sometime in the fall and finish at the beginning of the new year. Mr. Arsenault asked that an effort be made to reuse the removed trees on site if possible and noted that the Maynard Tree Warden will be involved in decisions related to the trees on site.

Mr. Arsenault asked for public comment.

Lee Eyler, Chair of the Maynard Tree Committee for the last two and a half years, stated that the existing trees that are to be removed are not in great shape but are viable. Ms. Eyler noted that it is very expensive to relocate established trees with deep roots and that she would be in favor of planting new trees somewhere else on school grounds and urged the applicant to maintain focus on the trees as part of the overall project.

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

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

Mr. Arsenault suggested adding a condition that any trees removed be replaced by an equivalent number of trees.

Mr. Arsenault made a motion to approve the proposed modification to the Site Plan; to find that the modifications are in accordance with the Special Permit dated February 22, 2011; and to find that the Site Plan and proposed modifications are consistent with Section 10 of the Zoning By-laws. The approval will include the following conditions:

- 1. The Applicant shall place the front row and back row of lights on different switches on the solar canopy to allow for individual control of illumination of both the adjacent playing field and the car park area.*
- 2. There shall be no net loss of trees. Any trees removed shall be reused on the high school campus or if not possible, be replaced by new trees per direction of the Tree Warden.*

The motion was seconded by Mr. Coleman.

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

Public Hearing – 115 Main Street

Special Permit Modification Application filed by MacDonald Development. Per Section 10.4 of Maynard Zoning By-laws, the petitioner is requesting to modify their existing approved Special Permit and associated Site Plan for the project located at 115 Main Street Maynard, MA 01754, to include an underground parking garage.

Mr. Arsenault opened the Public Hearing.

Mr. Scott was hired by the applicant after the existing special permit was granted to help the applicant work through the conservation considerations of the project. Mr. Scott provided some background of the project thus far, including work that was done in collaboration with Maynard DPW on permits for the storm drain system and sewer connections. After excavation of the site was conducted, the applicant asked Mr. Scott to redesign the site plan to allow for parking under the building.

Mr. Scott presented the proposed modifications, stating that the building, including the retail space in the front and the residential units above, as well as the approved parking capacity remain the same in the modified proposal. The building height would be lower in the proposed design given that the parking would be underground.

Ms. Flanary stated that the applicant received approval from the ConsCom to make a modification request and is not required to apply for a brand-new permit. The applicant will need to appear at a Public Hearing on July 8, 2023, to present the proposed modifications. Drainage is under the ConsCom's jurisdiction, but landscape falls under both the ConsCom and the Planning Board jurisdiction, with the ConsCom being more concerned about pervious and impervious coverage and the Planning Board being focused more on aesthetics.

Mr. Nemser noted that the proposed modification would affect the site plan that was approved for the existing special permit, which requires Planning Board review. Mr. Arsenault outlined the topics that

would need to be reviewed and addressed by the Planning Board: traffic flow and circulation impacts and landscape design changes. Mr. Nemser pointed out that approval of the proposed municipal parking reduction of two spaces would need to go through the Select Board. The applicant's attorney has submitted two separate easement agreements to the Town, which is under review by Town Counsel. Maynard DPW is reviewing the proposed additional ingress/egress and will be providing feedback at a later time.

Mr. Cranshaw asked if the applicant will be providing revised interior plans for the Planning Board to review. Ms. Robert noted that since the original plan called for retail space and parking to share the ground floor area, the proposed modification would impact that area of the site, and the Planning Board would like to understand how. Mr. MacDonald described the changes and noted that it will be just like the design of the Nexus building on Main Street, which MacDonald Development built many years ago.

There was a detailed review of the pedestrian and bike traffic flow around the site as well as access to the building from various areas of the site. Parking spaces were reviewed in detail as part of the discussion as well, particularly with regard to handicap parking.

Mr. Black questioned whether the revised plan would qualify the parking lots as separate, prompting separate ADA parking requirements. He also questioned whether a dump truck would have trouble accessing the dumpster based on the revised plans. He noted that the opening of the parking garage entrance/exit seems very narrow.

The Planning Board and applicant discussed the revised plans at length, including storm water drainage and landscaping. Mr. Arsenault asked that the applicant provide some sort of interior plans to indicate how the flow and access will occur based on the proposed changes, noting that they do not have to be a formal part of the application package but can be supplementary material for the Board's review.

Mr. Arsenault asked for public comment. There were no comments from the public.

Mr. Arsenault made a motion to continue the Public Hearing until July 25, 2023, at 7:00 p.m., which was seconded by Mr. Coleman.

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

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

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

Meeting Close: 9:32 p.m.