



TOWN OF MAYNARD
Office of Municipal Services
MUNICIPAL BUILDING
195 Main Street
Maynard, MA 01754
Tel: 978-897-1302 Fax: 978-897-8489
www.townofmaynard-ma.gov

The Maynard Advantage
New England Living for Everyone

Distribution Memo - Approved Plan

TO: Planning Board
Town Administrator / BOS
Department of Public Works/Town Engineer
Chief of the Fire Department
Chief of the Police Department
Building Commissioner
Conservation Commission
Town Clerk
Assessor's Office
Board of Health

FROM: Bill Nemser, Planning Director

DATE: August 27, 2021

SUBJECT: Approved Amended Site Plan for Maynard Crossing (129 Parker Street), Petition Number: 21-01.

Attached is the plan as approved by the Planning Board on July 27, 2021.
This amendment adds a drive-thru ATM for Chase Bank.

If you have any questions, please contact me at (978) 897-1302.

Thank you for your assistance.



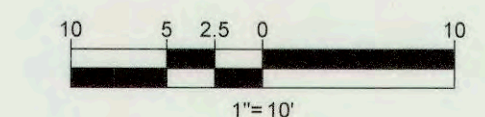
ZONING ANALYSIS TABLE			
ZONING DISTRICT	INDUSTRIAL DISTRICT (I)		
OVERLAY DISTRICT	NEIGHBORHOOD BUSINESS OVERLAY (NBOD), WATER SUPPLY PROTECTION DISTRICT - ZONE II		
REQUIRED PERMIT	DRIVE-THROUGH USE PERMITTED BY SPECIAL PERMIT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	2,523,370 SF (57.93 ACRES)	NO CHANGE
MIN. LOT FRONTAGE	150 FT	929.3 FT	NO CHANGE
MAX. BLDG COVERAGE	35%	16.3%	NO CHANGE
MIN. FRONT SETBACK	50 FT / 300 FT / 1,000 FT (1)	87.1 FT / 422 FT / 1,289 FT	NO CHANGE
MIN. SIDE SETBACK	30 FT / 100 FT (2) / 300 FT (1)	59.3 FT / 89.9 FT (E) / 659 FT	NO CHANGE
MIN. REAR SETBACK	30 FT / 100 FT (2)	20.3 FT (E) / NA	NO CHANGE
MAX. BUILDING HEIGHT	40 FT / 50 FT OR 4 STORIES (3)	49.9 FT	NO CHANGE
PARKING SPACES (MIN./MAX.)	1766	1708 (E)	1659
ACCESS. PARKING SPACES	28	51	NO CHANGE
PARKING STALL CRITERIA STANDARD: 9 FT x 18.5 FT	APARTMENT UNITS: 180 UNITS @ 2 SPACES / UNIT = 360 SPACES CONTINUING CARE HOUSING UNIT: (143 UNITS @ 1 SPACE PER 2 UNITS) + (1 SPACE / EMPLOYEE OF THE LARGEST SHIFT * 16) = 88 SPACES COMMERCIAL, BUSINESS, SALES/RETAIL SPACE: 275,622 SF @ 1 SPACE PER 225 SF = 1,243 SPACES MEDICAL OFFICE, CLINIC, DENTIST SPACE: 15,000 SF @ 1 SPACE PER 200 SF = 75 SPACES TOTAL PARKING SPACES = 360 SPACES + 88 SPACES + 1,243 SPACES + 75 SPACES = 1,766 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.)	TOTAL PARKING OVER 1000 = 20 ACCESSIBLE SPACES FOR THE FIRST 1000 SPACES PLUS ONE ACCESSIBLE SPACE FOR EVERY ADDITIONAL 100 SPACES = (20/1000)*1000 + (1/1000)*765 = 28 TOTAL ACCESSIBLE SPACES REQUIRED		
VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	VAN ACCESSIBLE SPACES = 11/6 SPACES		

- (1) NO STRUCTURE GREATER THAN 40 FEET SHALL BE CLOSER THAN 300 FEET TO ANY RESIDENTIAL ZONE OR 1,000 FEET FROM A STATE NUMBERED HIGHWAY
(2) INCREASE BY 70 FEET WHEN ABUTTING RESIDENTIAL DISTRICT OF WHICH 45 FEET SHALL BE LANDSCAPE OPEN SPACE
(3) FOR CONTINUING CARE RETIREMENT COMMUNITY
(4) MIN. SIDE YARD SETBACK FOR PROPOSED BUILDINGS ARE 100.5 FT
(5) MIN. REAR YARD SETBACK FOR PROPOSED BUILDINGS ARE 71.4 FT



TOWN OF MAYNARD PLANNING BOARD APPROVAL	
SIGNATURE	7.27.21
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THIS PLAN TO BE UTILIZED FOR SITE LAYOUT, GRADING AND UTILITY PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROCESSED ARCHITECTURE
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	04/22/21	PER TOWN COMMENTS	NPD
2	05/25/21	PER TOWN COMMENTS	RMM
3	06/25/21	PER TOWN COMMENTS	RMM
4	7/21/21	PER TOWN COMMENTS	JNF

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201210
DRAWN BY: CFDPND
CHECKED BY: RMM/JNF
DATE: 03/15/2021
CAD I.D.: W201210-CVL-4

PROJECT:

PROPOSED SITE
PLAN DOCUMENTS

FOR

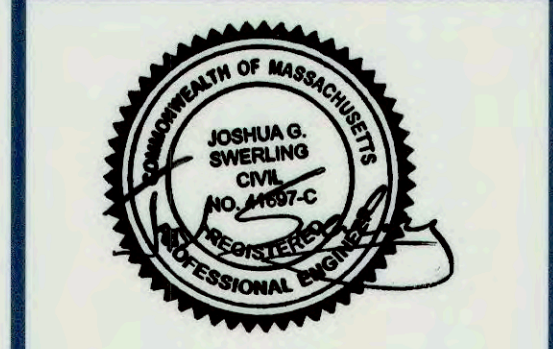
SECURITY VAULT
WORKS, INC.

PROPOSED
DRIVE-UP ATM

MAP #25, LOTS #152 & 152-1
129 PARKER STREET
TOWN OF MAYNARD
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com



SHEET TITLE:

SITE LAYOUT,
GRADING &
UTILITY PLAN

SHEET NUMBER:

C-301

REVISION 4 - 7/21/21