

Outcome of planning board meeting, 8/25/92.

Karen Dunn, 14 Maple Street

The Maynard Mall wanted occupancy, and this parking issue was standing in the way.

Since the parking issue is not going to be solved very shortly, the Maynard Mall posted a bond for the amount of money it would take to construct a parking lot at the end of Maple/Summer.

The planning board accepted the money, to be used for either building the parking lot as proposed, or to construct additional parking somewhere else in the town. This fulfilled the Maynard Mall's obligation.

Thus, the Planning Board gave the Maynard Mall the second floor occupancy permit pending building inspector's final approval of work.

This gets Maynard Mall out of it, but does not settle the parking issue either way.

X The next step is for the planning board to get on the agenda of the board of selectmen to discuss the parking issue in general, and the Maple/Summer St. lot specifically.  
NOTE - I feel it is critical that the neighborhood be there in quantity when this meeting takes place.

If, from that meeting, the boards decide to pursue the lot on our street, then we have to deal with that situation however we can.

If they decide NOT to pursue the parking lot on our street, then we can bring a plan for use of that property to the Board of Selectmen (not the planning board, it is the bd of selectmen who determine the use of town land). So we can tell them that we have an alternate plan for use of that land to show them that we are on top of the situation, but the first decision which must be made is a yes or no on the lot. Maybe having a finished plan that the neighborhood agrees with for the meeting would be a good idea.

## ATTENTION: RESIDENTS OF MAPLE, BROOKS, & NASON STREETS

A little background: The Maynard Planning Board has dismissed the recent proposal by the new owners of the Assabet Mall to build a parking lot on the corner of Maple and Summer Streets, as a direct result of our neighborhood's opposition to the plan. - as of 8/11/92 meeting

- see back for update on PB actions

We can be proud of this victory, which was due to the large number of people who attended the planning board meeting and expressed their concern for the future of our neighborhood. Now that we've seen what's possible, we want to take things one step further.

The town-owned parcel of land at the corner of Maple and Summer Streets will continue to be attractive to developers whose proposals may threaten the quality of our community. This piece of land is critical to our neighborhood as a much-needed buffer between downtown and our residential streets.

The Planning Board is open to proposals from the residents of our neighborhood. With this in mind, we would like to create a proposal for the use of that land (e.g. a park or garden). In order to do this, we need your suggestions, ideas, and support. We also need to know your concerns, since we want to create a proposal that everyone can agree to when it is finally presented to the Planning Board.

You can help us by responding to this flyer, and, if you wish, by joining us in the planning process. To make this easy, we have attached a response sheet. On one side is a space for written comments. On the other is a scale drawing of the land in question - please feel free to sketch out your rough ideas.

Our plan is to gather your responses and assemble them into several preliminary plans, get your comments on those, and then create one final proposal to present to the Maynard Planning Board. Here is our schedule:

- Labor Day: **Deadline** for response sheets - please mail, drop off, or telephone Tresa Jones, 10 Maple Street, Maynard, MA 01754, 897-5836.
- Sept. 9: Meeting to compile responses into preliminary plans. If you would like to get involved in this process, join us at 7:30 at #7 Maple Street.
- Sept. 20: **Open House** to view and comment on the preliminary sketches. **Everyone is invited** to drop by any time between 3 and 6 pm at #7 Maple Street.
- Sept. 22: Meeting to create a final proposal for presentation to the Planning Board. Again, if you want to get involved, join us at 7:30 pm at #7 Maple Street.
- TBA: The final step is to be placed on the Planning Board agenda and actually bring our proposal up for their approval. We will publicize the date as soon as we know it. This is the big opportunity for everyone to show up and support our plan!

Thank you for taking the time to complete the response sheet and return it to us. We appreciate any and all help we receive. We are very excited about this project, and look forward to creating a successful proposal that will lead to the enhancement and preservation of our neighborhood's special character.

Tresa Jones  
10 Maple Street  
897-5836

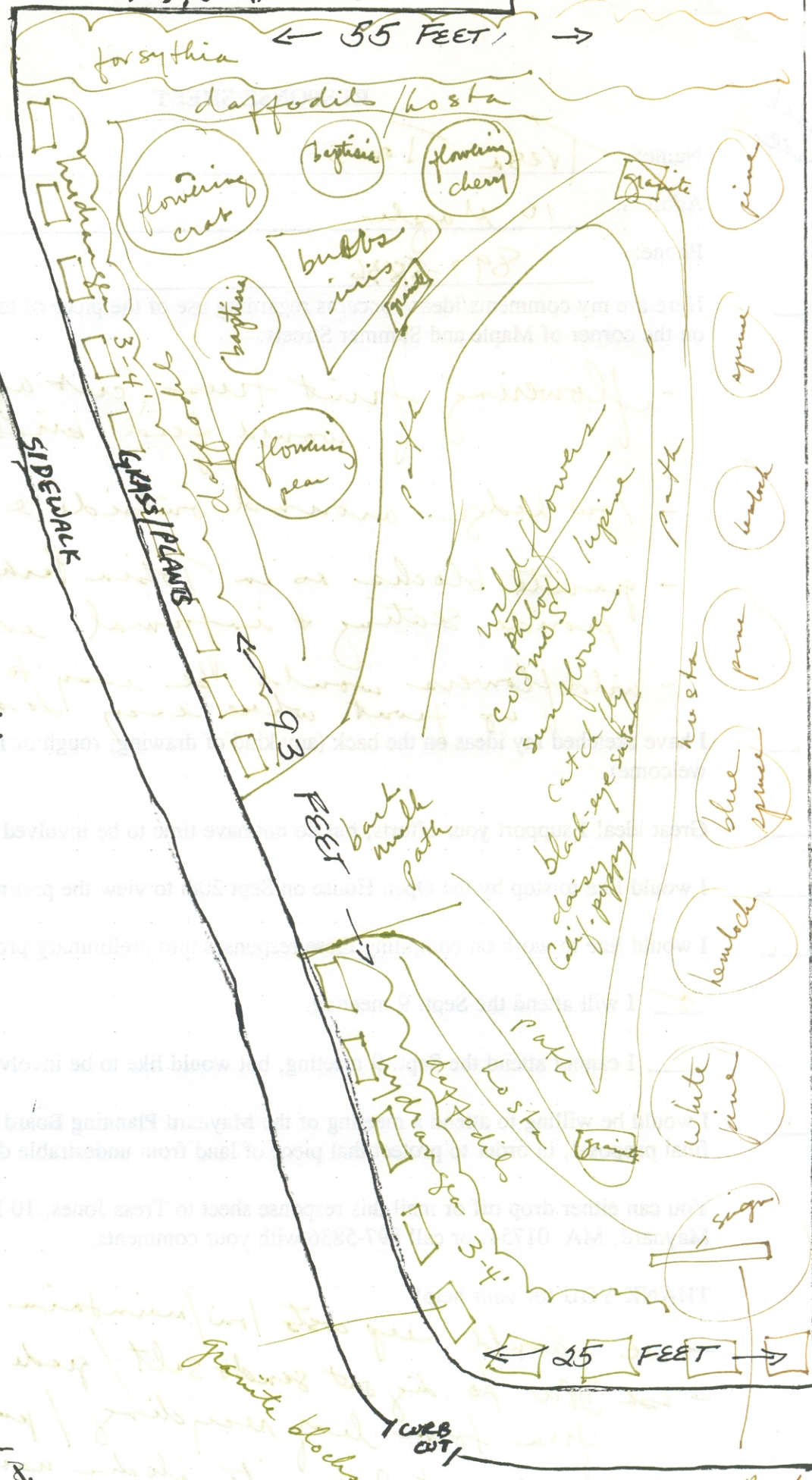
Felicia Reynold  
7 Maple Street  
897-0635

Diane Russo  
27 Maple St  
897-7603

PAVED PARKING FOR  
# 123 MAPLE ST

N (MORE OR LESS)

SCALE 1" = 10'



Maple-Brook  
a co-operative  
12 town residents

**NEIGHBORHOOD PROPOSAL FOR THE ESTABLISHMENT OF  
MAPLEBROOK PARK  
LOCATED AT THE CORNER OF  
MAPLE & BROOKS STREETS  
MAYNARD, MA**

February 8, 1993

## **I. INTRODUCTION**

The neighborhood residents of Maple Street and Brooks Street are putting forth this proposal for the establishment of a park which will create an aesthetically pleasing visual gateway to one of the town's oldest residential neighborhoods. Additionally, it will enhance the appearance of the downtown area and create a positive impression on non-residents passing through town.

This proposal has been submitted to and endorsed by the Conservation Commission, suggested by and submitted to the Planning Board, submitted to and endorsed by the Department of Public Works, and is hereby presented to the Board of Selectpeople for their discussion and action.

## **2. CONGRUENCE WITH TOWN GOALS AND POLICIES**

This proposal and the process used to reach this proposal demonstrates the following Town Policies, as set forth in the Town of Maynard Master Plan, 1991-2006:

- Promote coordination between Town departments and between Town Boards, Commissions, and Committees in terms of land acquisition and management.
- In collaboration with the ... Department of Public Works, Conservation Commission, Planning Board, and similar bodies, develop management plans ... for specific parcels of Town-owned land.
- Promote public participation in determining needs, wants, goals, and usage in regards to the management of Town-owned lands...
- Neighborhoods should be prioritized for acquiring additional passive or recreational sites.
- Coordinate meetings at the neighborhood level to determine the needs and priorities.
- In collaboration with the Conservation Commission, Department of Public Works, and similar departments, commissions, and associations, concentrate efforts on improving the aesthetics of both passive and recreational sites.

## **3. PROPOSED LAND USE**

The neighborhood is proposing the creation of a park at the former railroad right of way located at the corner of Maple, Brooks, and Summer Streets. The components of this proposal are as follows:

- Deeding of the land to the Maynard Conservation Commission
- A perennial flowered park to be created and maintained by a partnership between the Town and the Neighborhood residents.

The combination of these two steps will clean up a currently weed-overgrown piece of land while creating an aesthetically pleasing visual gateway to one of the town's oldest residential neighborhoods and preserving an important buffer zone that distances the residential area from the hustle and bustle of commercial activity.

The juxtaposition of this planted greenspace to the downtown area will extend the revitalization effort of recent years by enhancing the appearance of downtown Maynard. Its beauty will be enjoyed by residents and out of town shoppers alike who pass this busy corner.

#### 4. FINANCIAL CONSIDERATIONS

There are three sources of materials needed to create the park:

- Purchased
- Donated by the residents
- Supplied by the Town

##### Items to be donated by the neighborhood

- Plants (648 sq. ft. of perennials and seeded wildflowers; 200 sq. ft. of hostas) - site work (soil preparation, planting, installation of benches and sign)
- maintenance (weeding, additional planting, plant moving as necessary)

##### Items to be supplied by the Department of Public Works:

- initial site preparation including:
  - o removal of accumulated road salt (dumped after street cleaning)
  - o site clearing as per plan (specifies what to clear and what to leave)
  - o grading
  - o delivery of composted loam and bark mulch
  - o seeding of edging grass
  - o install water spigot from water line
- periodic mowing of grass edging
- Create sign

This proposal has been designed to take financial constraints into consideration. As is detailed above, all of the heavy machinery needed is available through the Town DPW. Many of the supplies needed (mulch, compost) is also readily available through the town at no incremental expense. The neighborhood residents are committed to donating the labor, the needed perennials and on-site project management activities. The total cost of purchased items has been researched and is estimated to be \$1450. This proposal calls for the original investment of \$1450 to be supplied by the Town. In addition to donating plants, materials, time, and labor, the neighborhood residents are committed to raising funds as needed for additional plantings.

The park is also designed with attention to maintainability. The plantings are perennial and the choices of trees, shrubs, and flowers are hardy, with a resistance to disease. Weeds will be controlled with mulch and limited personal attention. A mowing of the grass perimeter would be required a few times during the growing season.

# MAPLEBROOK PARK PROJECT PLAN

D  
P  
W

Clear debris  
Remove perennial weeds  
Level ground  
Add compost, fertilizer, etc  
Install water source

Mulch area as per plan  
Seed grass areas

Mar 1  
1993

Mar 15  
1993

Apr 5  
1993

May 17  
1993

May 24  
1993

Jun 1  
1993

Sep 13  
1993

Begin perennial &  
annual flower beds  
Plant hostas, creeping  
juniper

Erect benches  
& sign

Plan & mark flower areas,  
work paths, grass area  
Begin planting large trees,  
shrubs  
Mound & mulch earth around  
large grouping areas

Fall cleanup  
Plant spring bulbs  
Rake leaves

Order plants, trees, shrubs  
Soil test

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