



COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

SPECIAL TOWN MEETING

To the Constable of the Town of Maynard, in said County,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the voters of said Maynard, to assemble IN **FOWLER SCHOOL AUDITORIUM**, THREE TIGER DRIVE IN SAID town, on **Monday, January 11, 2016 at 7:00 P.M.** then and there to act on the following articles:

SPECIAL NOTICE TO VOTERS

On Monday, January 4, 2016 at 7:00 P.M., a public hearing will be held at the Maynard Town Hall, Michael J. Gianotis Room, Room 201, to discuss with any citizen who desires further information, as to the recommended budget, and any special Articles in the Warrant to which the Finance Committee has made a recommendation. Explanation and discussion concerning these matters may be helpful in the interest of saving time at the Special Town Meeting. Your participation is welcome.

Note: Finance Committee recommendations were not available at time of printing. See Finance Committee website after January 6, 2016 at www.townofmaynard-ma.gov/gov/committees/finance-committee

ADA ADVISORY

Anyone in need of special arrangements for the Town Meeting, such as wheelchair arrangements or signing for the hearing impaired, please contact the Office of the Selectmen at (978) 897-1301 by January 5, 2016 in order for reasonable accommodations to be made.

PROCEDURES AT TOWN MEETING

Order of Articles: Articles are voted on in the order they are presented unless Town Meeting votes to do otherwise.

Secret Ballot Votes: The Moderator determines whether or not an article requires a secret ballot according to Town By-laws. If the Moderator determines that an Open Vote applies to an article, at least 25 voters may request that a secret ballot vote be taken. The request for a secret ballot vote must be made prior to the open vote being taken.

Amending an Article at Town Meeting: Any time after a main motion has been made and seconded, but before being voted on, it is possible to amend the main motion:

1. Ask the Moderator for recognition.
2. Present a motion to amend verbally and submit a copy of the motion in writing to the Moderator. The motion to amend must include your name as sponsor, any change in appropriation and its source.
3. The motion to amend must be seconded.
4. The motion to amend must be voted on by Town Meeting separately from the main motion.
5. The motion to amend must pass by a simple majority vote.
6. More than one motion to amend can be made to the main motion, but must be presented and voted on one at a time. A motion to amend must be made before the main motion is voted on.
7. After all motions to amend are voted, the main motion, (or as amended), must be voted on.

Reconsider an Article: An article may be reconsidered, that is revoted, **only** within thirty (30) minutes of the time that the main article (motion) was voted on. An article can only be reconsidered once. To reconsider:

1. Ask the Moderator for recognition.
2. Ask for reconsideration within the thirty (30) minute time limit. The Moderator can now finish present business, which may go on beyond thirty (30) minute limit. However, The Moderator shall take up the reconsideration as the next order of business.

3. At the proper time, present your motion for reconsideration and state your name.
4. At the Moderator's option, he can move the motion without further discussion.

NECESSARY MAJORITIES*

9/10 majority is required for unpaid bills of prior fiscal years (Special Town Meeting) that had no appropriation.

4/5 majority is required for unpaid bills of prior fiscal years, (Annual Town Meeting).

2/3 majority is required for all borrowing, land acquisitions or transfers and zoning by-laws.

Simple majority is required for all else, such as: regular By-laws, current appropriations and transfers, unpaid bills of prior years that have money appropriated but arrived too late to be included.

NOTE:

Yes and No votes will only be considered in the calculation of percentages. To figure the percentage, divide the Yes votes by the total Yes and No votes.

Example: 100 Yes, 50 No, and 20 Blanks shall be interpreted as:

$$\frac{100 \text{ Yes}}{100 \text{ Yes} + 50 \text{ No}} = 66.7\% \text{ or } 2/3$$

*Please note these vote quanta are for example only and there may be other types of votes, which fall under each of the categories listed above.

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ARTICLE: S-1 RESCIND UNUSED BORROWING AUTHORITY

To see if the Town will vote to rescind \$2,177,649.00 of the borrowing authorized by Article 1 at the October 25, 2010 Special Town Meeting.

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

FinCom Comments: This is a good financial practice for the town. The original borrowing authorization was for \$45,834,659.

Sponsor Comments: The borrowing authorization enabled the Town to construct a new high school. The Finance Director seeks town meeting permission to rescind the remaining balance of the authorized but unissued debt. No cash is involved in this housekeeping article. Rescinding the excess borrowing capacity for completed projects clears the books and improves our financial position for bond rating.

ARTICLE: S-2 AMEND THE TOWN BY-LAW HEADINGS AND BY-LAW TABLE

To see if the town will vote to Amend the Town By-Law Headings and Town By-Law Table of Contents as follows:

By relabeling the existing bylaw and bylaw Table of Contents which now reads:

Chapter XXIX.	Stormwater Management
Chapter XXIX.	Community Preservation Committee
Chapter XXIX.	Stretch Energy Code
Chapter XXXI.	Personnel Bylaw

To read instead:

Chapter XXIX	Stormwater Management
Chapter XXX	Community Preservation Committee
Chapter XXXI	Stretch Energy Code
Chapter XXXII	Personnel Bylaw

To do or act thereon.

SPONSORED BY: Bylaw Committee
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

To see if the town will vote to accept chapter 352 of the Acts of 2014 which adds G.L. c. 44 section 53F ¾ and allow the Town Treasurer to establish a separate revenue account to be known as the PEG Access and Cable Related Fund into which may be deposited funds received in connection with a franchise agreement between a cable operator and the Town. Monies in the fund shall be only appropriated for cable-related purposes consistent with the franchise agreement and as more fully set forth in the statute.

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

FinCom Comments: This article establishes a structure to manage PEG Access funds.

Sponsor Comments: The Town has accumulated over \$750,000 in public, educational and government (“PEG”) access fees. Recently, the Massachusetts Department of Revenue’s legal division determined that this type of accounting to be inappropriate as these revenues are fees and therefore are required to be reported in the Town’s general fund.

After a number of legal challenges, the Massachusetts legislature passed a law effective January 15, 2015 that permits municipalities to maintain these funds in a Receipts Reserved for Appropriation fund. If Town Meeting does not authorize this legislation by the end of FY2016, the Town will be forced to transfer all of these funds into the general fund at the close of the fiscal year 2016.

ARTICLE: S-5 REUSE OF FIRE CAPITAL OUTLAY

To see if the town will vote to authorize the fire capital outlay of \$166,000.00, (Account # 5101.0220.580000.3057 FIRE SCBA APP), to be used for fire department equipment and maintenance.

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: None
FINCOM RECOMMENDATION: Recommends

FinCom Comments: Town meeting authorized \$176,000 from free cash in May 2015 for self-contained breathing apparatus. Subsequently, the town received a grant for most of this purchase. This article allows the balance of the funds to be used for other fire department needs already in the capital plan.

Sponsor Comments: These funds are already in the budget. This vote will only expand the scope of work these funds will cover, specifically, maintenance and repair of Engine 1, Dual Band Portable Radios, Thermal Imaging Camera and Fire Hose. This account was previously designed for purchasing of Self-Contained Breathing Apparatus. We were awarded a Federal Emergency Management Agency grant that covered 95% of the cost of this project.

ARTICLE: S-6 COMMUNITY PRESERVATION FUND CLOSE OUT UNEXPENDED FUNDS

To see if the Town will vote to return to their funding sources the unexpended balances of the amounts recommended by the Community Preservation Committee (CPC) for community preservation projects, as presented to the CPC, in accordance with the requirements of Massachusetts General Laws Chapter 44B:

Return to the Historic Resources Fund
Appropriated originally for the Veterans Park Monument Restoration Project (STM0513/ART S12)
\$ 5,500.00

Return to the Community Housing Fund
Appropriated originally for the Affording Housing Plan (ATM0508/ART15)
\$ 12,000.00

Return to the Historic Resources Fund
Appropriated originally for the Glenwood Cemetery GPR Reconnaissance Survey (STM0511/ART S5)
\$ 5,084.39

Return to the Historical Resources Fund
Appropriated originally for the E. Howard Scale Restoration (STM0513/ART S2)
\$ 1,365.26

Return to the Recreation Resources Fund
Appropriated originally for the Rockland Field Renovation (STM0513/ART S2)
\$4,675.00

Total amount returned to the Community Preservation Funds \$28,624.65

To do or act thereon.

SPONSORED BY: Community Preservation Committee
APPROPRIATION: \$28,624.65
FINCOM RECOMMENDATION: Recommends

FinCom Comments: This article rescinds unused spending authorization and is good financial practice.

ARTICLE: S-7 ZONING BY-LAW AMENDMENT - PROPOSED AMENDMENT TO NEIGHBORHOOD BUSINESS OVERLAY DISTRICT (NBOD)

To see if the Town will vote to amend the Town of Maynard Zoning By-law by omitting section 9.3, Neighborhood Business Overlay District, in its entirety and in place thereof add the following:

9.3 NEIGHBORHOOD BUSINESS OVERLAY DISTRICT (NBOD)

9.3.1 Purpose. The Neighborhood Business Overlay District (NBOD) is established:

1. To encourage and authorize the mixed-use development of large land areas by means of authorizing and combining a variety of building types and uses with conditions and safeguards; and
2. To prevent detrimental effects and impacts upon neighboring land uses and upon the Town of Maynard.

9.3.2 Applicability. The NBOD is an overlay district superimposed over, rather than replacing, the applicable underlying zoning district(s). Upon receipt of a special permit from the Planning Board, the NBOD authorizes certain uses and structures not otherwise permitted in the underlying district(s). Where the NBOD authorizes uses or structures not otherwise allowed in the underlying district(s), the provisions of the NBOD shall control.

9.3.3 Requirement for Approval of a Concept Plan at Town Meeting. No construction or activity for a structure or use not otherwise permitted in the underlying zoning district(s) shall be permitted on any land within the NBOD without first obtaining approval, by a majority vote of Maynard Town Meeting, of a Concept Plan that identifies the proposed development and uses and structures proposed therein. At the property owner's discretion, one or more Concept Plans may be submitted at different times and a Concept Plan may include development of all, or any smaller portion, of the relevant parcel or lot.

Each Concept Plan submitted for approval at Town Meeting shall include the following information:

3. The area of land proposed to be developed under the NBOD regulations, which may be less than the total area of the applicable lot.
4. The topography of the land to be developed.
5. The location of wetlands and water bodies, if any.
6. The location of existing roads and ways serving the land to be developed.
7. The general location, size and shape of existing structures to be removed, and the general location, size and shape of existing structures to remain.
8. The general location and size of all required buffer areas provided in compliance with Section 9.3.11.3.
9. The general location, general use and approximate size of all proposed new buildings including the proposed general use within said new buildings; the final size of each proposed new building to be determined via the Town's site plan review process and shall not exceed the dimensional requirements in Table G, below.
10. Examples of amenities and design features to be included as part of the proposed development, including but not limited to, the proposed location, number, size, type, appearance and lighting for, on and off premises signs relating to and serving the proposed development.
11. Illustrations of the general architecture of the proposed structures.
12. A preliminary traffic impact analysis.
13. A written proposal from the applicant or its agents ("Applicant") that addresses, but is not limited to, the following:
 - a. Proposed contribution to the Town of Maynard, including but not limited to proposed improvements to public facilities, public infrastructure, gifts of land, including easement rights, grant of financial resources to offset anticipated development impacts and other proposals to mitigate development impacts ;
 - b. Payment for consultant review of plans and documents accompanying the Concept Plan pursuant to G.L. c.44, s.53G; and

- c. Assurances for continuing obligations should the applicant assign all or some of its rights in the proposed development.

Such proposal shall be incorporated into the terms of a binding development agreement, which may include any other lawful provisions negotiated between the Applicant and the Town of Maynard acting by and through the Board of Selectmen and the Planning Board, said provisions to be specifically attributable to projected impacts from the proposed development upon the surrounding neighborhood, the Town of Maynard and the region. The execution of said development agreement is a condition precedent to final site plan approval by the Planning Board (see Section 10.5 of the Zoning Bylaw).

9.3.4 Application for Permits. Following approval of a Concept Plan at Town Meeting as provided in Section 9.3.3., the Applicant shall be entitled to apply for any other permits and approvals required for all or any portion of the development shown on the Concept Plan, including, without limitation, site plan review.

9.3.5 Permitted Principal Uses. The following structures and uses, identified as defined terms in Section 11.0 of the Zoning Bylaw, are allowed without need for a special permit in the Neighborhood Business Overlay District:

Healthcare Facility including Medical, Dental and Psychiatric offices
Business, Professional or other Office
Child Care Center
Bank
Health Club
Restaurant, not including “fast food” restaurant
Garden Center
Personal or General Service Establishment
Supermarket
Retail Business
Wholesale Business/Mixed Use with fewer than 5 dwelling units
Multiple principal uses on a single lot or parcel within the NBOD.

9.3.6 Permitted Accessory Uses. The following uses and structures may be permitted as accessory to a permitted principal use or structure if occurring or constructed on the same lot as the permitted principal use or structure.

Outdoor storage of recreational equipment.
Outdoor recreational facilities including athletic field and tennis and basketball courts.
Outdoor storage, display and sales of merchandise accessory to a permitted principal retail use.
Bank automated teller machine.
Management or maintenance office related to the principal use.

Parking and accessory drives for all permitted uses in the underlying, base Zoning District, as well as any and all utilities necessary to support such permitted uses, whether or not on the same lot as the principal use.

9.3.7 Uses Permitted by Special Permit of the Planning Board. The following structures and uses, identified as defined terms in Section 11.0 of the Zoning Bylaw or in Section 9.3.14, below, are allowed only upon receipt of a Special Permit in the NBOD. In addition to the criteria applicable to the grant of a special permit contained in Section 10.4 of the Zoning Bylaw, the Special Permit Granting Authority (SPGA) shall withhold approval of a special permit for any of the uses or structures listed below unless the SPGA concludes that (1) the proposed use or structure is consistent with the Concept Plan approved by Town Meeting; (2) cumulative impacts from the proposed use or structure, including but not limited to, impacts on traffic and public infrastructure will be sufficiently minimized and mitigated through on and off site improvements and (3) the proposed use or structure, when completed, will be in harmony with the purpose and intent of NBOD and not otherwise inconsistent with the purpose and intent of the Maynard Zoning Bylaw.

Multi-family Dwelling

Parking Structures

Mixed use with 5 or more dwelling units

“Drive-Thru” or “Drive-Up” Uses, provided that the Planning Board shall not issue special permits allowing more than two (2) “drive-thru” or “drive up” “fast food restaurant” uses and no more than four “drive-thru” or “drive up” uses in total to be operative within an NBOD at any one time

Adult Day Care

Assisted Living Residence

Nursing and Convalescent Home

Continuing Care Retirement Community

Independent Living Facility

Emerging Energy Technology Establishment

“Fast Food” Restaurant

Veterinary Hospital

Brewery with Ancillary Service

Uses and structures customarily incidental to any permitted principal use.

9.3.8 Dimensional Requirements. Unless otherwise set forth in Section 9.3, Table G lists the dimensional requirements for each single principal use within the NBOD. Uses listed in Table G as “N/A” have no corresponding dimensional requirement.

TABLE G: NBOD DIMENSIONAL REQUIREMENTS

<u>Principal Use</u>	<u>Maximum Gross Floor* Area</u>
1. Healthcare Facility	N/A
2. Health Club, including Indoor Athletic and Exercise Facility	N/A
3. Restaurant	N/A
4. Garden Center	N/A
5. General or Personal Services Establishment	N/A
6. Supermarket	75,000 SF
7. Retail Business (exclusive of Supermarket)	190,000 SF*
8. Wholesale Business	N/A
9. Mixed Use with fewer than five (5) dwelling units	N/A
10. Bank	N/A
11. Emerging Energy Technology Establishment	N/A
<u>Principal Use</u>	<u>Maximum Gross Floor* Area</u>
12. Child Care Center	N/A
13. Adult Day Care	N/A
14. Assisted Living Residence or Continuing Care Retirement Community	N/A
15. Independent Living Residence	N/A
16. Nursing and Convalescent Home	N/A
17. Multi Family Dwelling	N/A
18. Parking Structures	N/A

19. Mixed Use with Five (5) or more Dwelling Units	N/A
20. Brewery with Ancillary Service	N/A
21. Fast Food Restaurant	N/A
22. Veterinary Hospital	N/A

* Consistent with Section 4.1.5 of the Zoning Bylaw, the maximum gross floor area for any single retail entity (other than a Supermarket) in any building shall be limited to a maximum size of 65,000 square feet.

9.3.9 District Total. The total gross floor area for non-residential uses or structures, including accessory uses or structures, shall not exceed 310,000 square feet.

9.3.10 Building Height. The maximum height of buildings within the NBOD shall comply in all respects with the requirements of Section 4.1 and Table “B” of the Zoning Bylaw. However, and notwithstanding a more restrictive provision contained within Section 4.1 and Table “B” of the Zoning Bylaw, within the NBOD, the maximum height of a structure used exclusively for residential purposes, including uses meeting the definition of and permitted for, a Continuing Care Retirement Community, shall be a maximum of fifty (50) feet and a maximum of four (4) stories. No structure greater than forty (40) feet shall be constructed closer than three (300) hundred feet to any residential zoning district or closer than one thousand (1,000) feet to any State numbered roadway.

9.3.11 Housing Cap. The maximum number of dwelling units in the NBOD shall not exceed one hundred eighty (180) regardless of the permitting mechanism used to construct said dwelling units. For up to and including 175 dwelling units no fewer than seventeen (17) of the dwelling units constructed within the NBOD shall be made available for sale or rent, for the longest period permitted by law, to individuals or families earning less than eighty percent (80%) of the median income of Maynard, as that figure is determined from time to time by the Commonwealth of Massachusetts (“affordable unit”) All additional dwelling units greater than 175 shall be affordable units. Notwithstanding, this cap shall not include those dwelling units permitted pursuant to the terms and conditions of Section 9.3 et seq. as senior housing, nursing/convalescent homes, assisted living residences and any dwellings associated with a continuing care retirement or independent living community.

9.3.12 Site Plan Approval. The provisions of Section 10.5, Site Plan Approval, shall apply to all uses, buildings and structures permitted by right or by special permit in the NBOD. All structures and uses permitted pursuant to the NBOD shall be subject to Site Plan Approval from the Planning Board. The Planning Board may not issue such approval unless the proposed Site Plan substantially conforms to the Concept Plan approved by

Town Meeting. The Planning Board may permit minor modifications to the proposed development in connection with its site plan review, provided that the Planning Board finds, in its reasonable discretion and in writing, that any such modifications do not materially conflict with the general intent of the Concept Plan as approved. In addition to the requirements contained in Section 10.5 of the Zoning Bylaw, applications for Site Plan Approval shall ensure compliance with the following requirements:

1. Lighting.
 - a. All lighting installations shall be designed to achieve no greater than the minimum luminance levels for the activity as recommended in the most recent standards established by the Illuminating Engineering Society of North America (IESNA);
 - b. To prevent glare on off-site locations, all outdoor lighting fixtures shall be full cut-off (Full-cutoff means that no light is emitted above the horizontal plane that intersects the lowest part of the fixture). Where necessary to prevent light or glare, accessories such as hoods and shields shall be used on lighting fixtures. The source of light shall be so arranged and shielded as to prevent direct glare from the light source into any public street or onto adjacent property;
 - c. Security lighting shall be shielded and directed at a downward angle.
 - d. As part of any application for Site Plan Review, the applicant shall prepare a lighting study showing that the development will meet these standards.
2. Utilities Underground. All new, non-municipal utilities (such as electricity, telephone, gas, fiber optic cable) shall be placed underground.
3. Setbacks/Buffers. For the construction of any new building, a setback area of one-hundred (100) feet shall be provided at the perimeter of every lot or parcel in the NBOD where it abuts the property line of any residentially zoned or occupied properties, except for fences twelve (12) feet in height or less and driveways necessary for access and egress to and from the new building(s); provided, however, that existing structures and existing access roadways and paved areas are exempt from this requirement. Notwithstanding the preceding, existing structures and paved areas shall not be made more non-conforming except for American with Disabilities Act (ADA) compliance. A buffer area of forty-five feet (45) shall be provided where the property line of any land within the NBOD is contiguous to the property line of another lot within an existing residential district. The buffer shall be landscaped and screened by way of fences, walls, and/or plantings (including existing vegetation and trees) to reasonably and

substantially shield abutting land from parking and loading areas and buildings. Any such fences or walls may, in the reasonable determination of the Planning Board, provide openings to allow safe pedestrian access and egress between the development site and the adjacent neighborhood.

4. **Parking.** Required parking shall be four (4) spaces per one thousand (1,000) square feet of gross floor area for retail and supermarket uses. For outdoor sales and display areas of a Garden Center uses, required parking shall be one space per three thousand (3,000) square feet of outside merchandise display area. For all other allowed uses, the parking requirement for such use shall be in accordance with the schedule of parking uses set forth in Section 6.1 of the Zoning Bylaw.

9.3.13 Signage. On and off premises signs relating to development and uses within an NBOD shall be as approved by Town Meeting pursuant to Section 9.3.3.8, above. Thereafter, revisions to the placement, number and lighting of wall signs only may be approved by the Planning Board pursuant to Section 9.3.7 or 9.3.11, as applicable, where, and only where, the Concept Plan approved by Town Meeting does not contain sufficient details or where the details of the Concept Plan are proposed for insubstantial revision. For the purposes of this Section, “insubstantial revision” shall mean revisions to the sign component of the Concept Plan as it relates to the placement, number and lighting of wall signs only within the NBOD. In no event, shall the Planning Board approve any revision to signs placed at the NBOD entranceway(s)—so called “pylon” or “freestanding” signs.

9.3.14 Definitions for NBOD Uses. Definitions not contained within this Section shall utilize the definitions found within Section 11.0 of the Zoning Bylaw.

Assisted Living Facility or Independent Living Residence - Any entity, however organized, which meets each of the following three criteria: 1) Provides room and board to residents who do not require 24-hour skilled nursing care. 2) provides assistance with activities of daily living; 3) collects payments for the provision of these services; all as further defined in G.L. c. 19D, s. 1, as amended from time to time. A unit as defined in G.L. c. 19D, s. 1 shall be a dwelling unit under this By-law.

Continuing Care Retirement Community (“CCRC”) - CCRCs provide housing and personal services which may include health care, usually at one location. CCRCs offer an environment and the services necessary for residents to age in place. The intent of the CCRC is to allow a person to remain at the retirement community as their personal and/or health care needs change.

Health Care Facility - A walk-in clinic, rehabilitation center, medical lab, dental lab, weight loss clinic, or similar facility. A Health Care Facility may have extended business hours but does not have overnight accommodations.

Restaurant: An establishment where the principal business is the sale of food and beverages within the structure, including but not limited to the characteristics of patrons dining at tables or in booths, being waited on by staff and with food and beverages being primarily served in non-disposable containers except for takeout items which are expressly allowed. For the purposes of the NBOD, a “restaurant” is distinguished from a “fast food restaurant”. The definitions of “Fast food” and “Fast food restaurant” are found in Section 11.0 of the Zoning Bylaw.

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: None
FINCOM RECOMMENDATION: At Town Meeting

FinCom Comments: Information required to make a recommendation is not yet available.

ARTICLE: S-8 CERTIFIED FREE CASH APPROPRIATION

To see if the town will vote to appropriate from certified free cash as of July 1, 2015 the sum of \$150,000.00 for the following School Department upgrades and infrastructure improvements:

<u>PURPOSE</u>	<u>AMOUNT</u>
Infrastructure Upgrades to Fowler & Green Meadow School	\$ 52,697.53
Project Lead the Way (PLTW) Program K-6	\$ 81,136.44
Project Lead the Way (PLTW) Program 7-8	\$ 16,166.03
TOTAL APPROPRIATION	\$150,000.00

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: \$150,000.00
FINCOM RECOMMENDATION: Recommends

FinCom Comments: This article supports two school technology initiatives. The \$52,698 will be used for infrastructure upgrades at Fowler and Green Meadow Schools. The overall cost is \$200,000. \$103,000 was approved last spring, with the hope of receiving the balance from a state grant. That grant is unlikely. The schools are now seeking a smaller federal grant for the remaining funding. The second part of this article is to implement Project Lead the Way at Fowler School. This is a new technology curriculum replacing the current woodshop curriculum.

FinCom Comments: The Finance Committee believes this article will provide additional flexibility to the Mill to enhance its development prospects. The current zoning minimum sizes for retail and restaurants make development more challenging.

Sponsor Comments: In the Section 9.6.2, "Limitations on Certain Uses": Removal from the Zoning By-laws of minimum square footage requirements for retail, restaurant and supermarket uses within the Healthcare Industrial District. Update campus name within text.

Given under our hands this *17th* day of November *in* the year of Two Thousand and Fifteen.



Chris DiSilva, Selectman



David Gavin, Selectman



Jason Kreil, Selectman



Terrence Donovan, Selectman



Tim Egan, Selectman

A true copy, Attest  Constable of Maynard.
Michael Albanese