



**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

---

***Planning Board Meeting Agenda – 7:00 PM January 6, 2015***  
***195 Main Street, Maynard - Room 101***

---

**1. 07:00 - Call to order**

**2. Additions/deletions/reordering of agenda**

**3. Approval of minutes**

**4. Public Hearing:**

- a. **Keene Ave Subdivision** - Continuation of hearing for the petition filed by H-Star Engineering, Inc., 200 Greenville Road, North Ipswich, N.H. 03071, requesting approval of a Definitive Subdivision Plan for property identified on Property Assessor's Map 19, Parcels 49, 52 and Keene Avenue (Paper Street). The applicant is requesting creation of six residential lots.

**5. Other Business**

- a. **129 Parker Street / Neighborhood Business Overlay District Workshop Discussion** - the Board of Selectman (BOS) has requested the Planning Board conduct an analysis of Neighborhood Business Overlay District (NBOD) and its potential application to 129 Parker Street property. The analysis is expected to result in recommendations to the BOS for modifications to the Zoning By-laws that may include modifications to NBOD uses and potentially, other zoning districts and also may recommend modifications to definitions as contained in the By-laws. Note: prior to any amendment to the Zoning By-laws, a public hearing by the Planning Board will be held.



**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](http://www.townofmaynard-ma.gov)

---

***Planning Board Meeting Agenda – 7:00 PM January 6, 2015***  
***195 Main Street, Maynard - Room 101***

---

**6. Town Planner Update**

**7. Correspondence**

**8. Adjourn**

***This agenda is subject to change***

*Kevin Calzia, Chairperson*

*Posted by: Bill Nemser, Town Planner*

*Date: December 29, 2014*