



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

Town Clerk's Stamp

Planning Board Meeting Agenda – 7:00 PM August 18, 2015
195 Main Street, Maynard - Room 101

1. 07:00 - Call to order
2. Additions/deletions/reordering of agenda
3. Approval of minutes (04-28-15)
4. Keene Ave Subdivision –
 - A. ANR Request.
 - B. Request for release for Lots 1-3 for Building Permits.
5. Determination - "Substantial vs. Non-substantial" –Request for site plan modifications for 10 -20 Main Street.
6. 129 Acton Street – Continuation of hearing - Distinctive Acton Homes, Inc. is proposing 18 town homes with a maximum of 45 bedrooms on approximately 4.4 acres. The petitioner is requesting:
 - A. Site Plan Approval
 - B. Special Permit Approvals for:
 1. Multifamily Use in a General Residence District (Section 3.1.2 Table A of the Zoning By-laws).
 2. Total Gross Square Feet Threshold (Section 4.1.4.1 of the Zoning By-laws).
 3. Water Supply Protection District (Section 9.2.6.7 and 9.2.6.8 of the Zoning By-laws).
7. Other Business –Discussion items from Board
8. Town Planner Updates
9. Correspondence – Review/questions
10. Adjourn

This Agenda is subject to change
Kevin Calzia, Chairperson
Posted by: Bill Nemser, Town Planner
Date: Aug 12, 2015



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Maynard Planning Board
PUBLIC HEARING GUIDELINES

The meetings will be conducted with decorum. This means that the members of the Board and the public are required to respect each other at all times. We may not always agree with one-another but we can work to resolve differences with patience and understanding.

As a member of the public you are encouraged to participate in the hearing. To ensure the meeting proceeds in an orderly manner, please follow these procedures if you wish to comment or ask a question of the Board:

- Ensure you have signed into the meeting (sign-in sheet located in rear of room).
- Proceed to the speaker's podium or designated area once the Chair has opened up the meeting/hearing for public comment.
- When you are recognized to speak, please state your name and address.
- Direct all questions to the Board through the Chair.
- Limit your questions and statements to three (3) minutes. After everyone has had a turn to speak, you may be given a second chance to speak, time permitting.
- Limit your statements/questions to the topic at hand.
- Talk **ONLY** about issues that are under the jurisdiction of the Planning Board.

The order of discussion is as follows:

- The applicant will make a presentation.
- The Board will respond to the applicant.
- The Chair will open the hearing for public comment.
- The Board will at that point either:
 - (a) Close the hearing: no new information will be accepted except under extra ordinary conditions.
 - (b) Continue the hearing to a date certain where all will be permitted to participate. The date and time of this continuance will be announced **ONLY** at the first and subsequent meetings.

If you have any questions about procedures, please feel free to contact our Town Planner, Bill Nemser at 978-897-1302 during regular office hours, which are, Monday, Wednesday and Thursday 8:00 AM — 4:00 PM, Tuesday 8:00 AM -7:00 PM and Friday 8:00 AM – 12:00 PM.