



TOWN OF MAYNARD
Office of Municipal Services
Meeting Notice
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 December 08, 2015
195 Main Street, Maynard - Room 201

1. 07:00 - Call to order
2. Additions/deletions/reordering of agenda
3. Approval of minutes (10-13-15)
4. Planning Board - potential new member meeting
5. Bond Release request – Marks Way/Orchid Valley Estates – Franmar Inc.

6. Public Hearing - Zoning Bylaw Amendment

Currently the Neighborhood Business Overlay District (NBOD) is the zoning designation for 129 Parker Street. The proposed amendment is being sponsored by the Board of Selectmen. The Planning Board will determine if it will or will not recommend approval for the proposed amendment on the January 11, 2015, Town Meeting warrant.

The proposed amendment to the Zoning Bylaws revises the current NBOD regulations by including increased allowances of residential uses, including the allowance of a “continuing care” residential community and an increase the intensity of commercial uses and structures allowed by special permit and allowed without need to obtain a special permit. The proposed amendment includes revisions to the current NBOD regulations regarding maximum height of residential structures and includes additional use definitions not currently contained within the Zoning Bylaw. The full text of the proposed zoning amendment is on file with the Maynard Town Clerk’s and Municipal Services offices and available for inspection during normal business hours.

7. Other Business –Discussion items from Board
8. Town Planner Updates
9. Correspondence – Review/questions
10. Adjourn

This Agenda is subject to change
Bernard Cahill, Chairperson
Posted by: Bill Nemser, Town Planner
Date: November 25, 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.