



**TOWN OF MAYNARD
PLANNING BOARD**

Meeting Notice

195 Main Street

Maynard, MA 01754

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Town Clerk's Stamp

***Meeting Agenda – 6:00 PM Tuesday, March 28, 2017
Maynard Town Hall, Room 201***

Greg Tuzzolo - Chair, Andrew D'Amour - Vice Chair, William Gosz, Samantha Elliott, Brent Mathison and Megan Zammuto - Alternate

1. 6:00 PM- Call to Order

2. Approval of Minutes (1-25-17)

3. 109 Powdermill Road: Board determination Minor vs. Major Modification to Site Plan.

4. Water Supply Protection District Map adoption: Discussion for placement on warrant of Town Meeting of May 15, 2017 and scheduling of public hearing.

5. 7:00 PM Public Hearings:

- a. **Mill and Main Site Plan and Special Permit Amendment:** The Applicant, Lincoln Properties is requesting to amend the Special Permit for the subject property. They are also requesting Site Plan approval for (phase1B). These improvements including but not limited to: the site entry area between Main St. lower garage level and new Building 2 entry, the access drive and parking area proximate to Building 3 and the interior courtyard.
- b. **129 Parker Street:** The Petitioner, Maynard Crossings JV, LLC - Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772, is requesting Site Plan approval for a mixed-use development at 129 Parker Street.
- c. **129 Parker Street (Continued from 02.14.17):** The Petitioner, Maynard Crossings JV, LLC - Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772, is requesting three, separate Special Permit approvals for a mixed-use development at 129 Parker Street. The Special Permit requests are to allow:
 - i. a Drive-Thru Use (supermarket pharmacy).
 - ii. a Multi-family Dwelling (up to 180 units).
 - iii. a Continuing Care Retirement Community (143 units).
- d. **Zoning By-law Amendments:** The Planning Board, is considering sponsoring, and recommendation to the Town Meeting of May 15, 2017, amendments to the Zoning By-laws. The Board will discuss proposed amendments that include use table additions, updates **and** definitions for three, separate warrant articles:
 - i. Farmer Brewery, Microdistillery/Microwinery and Cocktail Lounge.
 - ii. Dwelling and Manufactured Home (also included in the proposed amendments is elimination of Section 7.4 "Trailers" which is proposed to be replaced with "Manufactured Homes").
 - iii. Water Supply Protection Zone.
- e. **Veterans Memorial Park:** The Town is requesting Site Plan approval to add an ADA compliant access ramp to Veterans' Memorial Park (located at the southeastern intersection of Nason Street and Summer Street) as well as additional ADA-compliant improvements to the park's interior.

6. Town Planner Updates

7. Correspondence – Review/questions

8. Adjourn

**This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: March 16, 2017 (updated March 21, 2017)**

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