



**TOWN OF MAYNARD
PLANNING BOARD**

Meeting Notice

195 Main Street

Maynard, MA 01754

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Town Clerk's Stamp

Meeting Agenda – 7:00 PM Tuesday, August 15, 2017

Maynard Town Hall, Room 101 (Soup Campbell Room)

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

1. 7:00 PM - Call to Order

2. Approval of Minutes

3. Public Hearings:

- a. 129 Parker Street (Continued from 08.08.17):** 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.
- b. 129 Parker Street (Continued from 08.08.17):** 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). Continued from 05.23.17.
 - ii. a Multi-family Dwelling (up to 180 units). Continued from 05.23.17.
 - iii. a Continuing Care Retirement Community (143 units). Continued from 05.23.17.
 - iv. Relief from Signage Regulations (allow for internally lighted wall signage on buildings).
 - v. Relief from Parking Standards to allow for:
 - a reduction in the number of required parking spaces.
 - fewer than the required number of raised landscaped islands situated throughout the parking field with dimensions, locations and designs variant from those required.
 - elimination of light poles in certain raised landscape islands and the installation of light poles in paved areas of the parking field, all as depicted on the submitted Development Site Plans and as consistent with the approved Concept Plan.

4. Town Planner Updates/Discussion

- a. Chair and Clerk election schedule**
- b. Inclusionary Zoning By-law schedule**

5. Correspondence – Review/questions

6. Adjourn

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: August 9, 2017