



PLANNING BOARD
TOWN BUILDING
195 MAIN STREET
MAYNARD, MA 01754

September 28, 2010

Attending: Greg Price, Jason Kreil, Ken Estabrook, Max Lamson and Mike Bingley, Marie Morando, Planner Assistant and Rick Asmann, Building Commissioner

7:00 p.m. 86 Powder Mill Road – we have received a request from the applicant to continue the modification of site plan to October 12, 2010. The applicant has applied for a special permit and this will be heard at the same time.

GP – motion to continue to October 12, 2010 at 7:00 p.m.

Any discussion

KE – have they submitted all other materials – yes

2nd JK

Motion passed 4-0 (Max Lamson was running late and did not vote on this)

GP – motion to approve the amended minutes for August 10, 2010 to read August 11, 2010

Seconded: JK

Any discussion – no

Motion passed – 5-0

GP – motion to approve the minutes of August 24, 2010

Seconded MB

Any discussion – no

Motion passed – 5-0

KE – have we heard from Attorney Generals office on the spring bylaws – not yet; waiting for them so we can print the zoning bylaws.

7:15 pm. GP read the legal notice into the minutes “A public hearing will be held on **Tuesday, September 28, 2010 at 7:15 p.m.** at the Maynard Town Building, 195 Main Street, Maynard to hear all persons for an endorsement of plan believed not to require approval requested by Lawrence McNulty, Jr., 50 Peabody Drive, Stow, MA, for the owner, MA Realty LLC, for the property located **0 Pine Street, Maynard**. A copy of the application is on file with the Town Clerk and the Planning Board during normal business hours for inspection.”

The applicant Lawrence McNulty explained that he purchased the property in October 2008. When it purchased the property he thought it was a conforming lot of 10,000

square feet; but the property is only 9,182. He has agreed to purchase. His parcel is vacant. ML – this is in the general residence – yes

JK – it is parcel A – are you purchasing 840 square feet from the abutter

Yes

Do we have a stamped plan – yes

Any comments from the public

Paula Demars, 11 Pine Street

Are you building a single or two family? Are you building a garage?

KE – the matter before the board is ANR – to purchase the 840 square feet from the abutter

Please direct your questions about the lot; not about the structure

GP – motion to endorse the ANR plan as presented

Seconded MB

The applicant can do what it is allowed in the zoning district; the board is only endorsing the ANR

RA – the neighbors were given a courtesy by the planner assistant – they did not need to be noticed for this hearing

Motion – passed – 5-0

Discussion on Warrant Articles:

Sight Visibility: This bylaw will be on the spring town meeting. MB – please send the final document to Marie.

Body Art: What is considered Lot line – the structure or the property line? Rick it is the lot line not the structure. Well this means that you couldn't use the Victory Plaza because there are residences across the street. We are looking to protect residents from the business. Setbacks are reasonable. The voters will decide on October 25th at Town Meeting; if it is 100 foot setback or 300 foot set back. Are we creating a situation that was not corrected. We have to look at three things: health, safety or welfare of the residences. We need a definition in the bylaw. Is this impossible in the business district because of the 100 foot set back from residences. Rick explained to the board that they were not correcting the entire problem that the amended by law doesn't work. The board reaffirmed their previous decision to go forward to the Body Art amendment.

GP – he will work on the presentation for town meeting and Max and Ken agreed to help out; Ken will not be at town meeting.

GP asked for volunteers on the CPC committee and MAGIC – Max agreed to attend the MAGIC meetings.

GP -Motion to send a letter to MAGIC that Max will be the representative for Maynard.

Seconded by MG

Motion passed – 5-0

GP will be attending the CPC meeting – he will go to town clerk's to be sworn in.

MB – motion to appoint GP to the CPC as the planning board's representative

JK – seconded

Motion passed – 5-0

MB – motion to adjourn 9:30 pm

2nd Jason

Any discussion – no

Motion passed – 5-0

Minutes approved as amended on 10/26/2010