



978-897-1029

TOWN OF MAYNARD
PLANNING BOARD
Town Building
MAYNARD, MASSACHUSETTS
01754

Minutes: January 10, 2012

Attending: Gregory Price (GP), Max Lamson (ML), Michael Bingley (MB), Bernard Cahill (BC), Jason Kreil (JK) and Marie Morando (MM), Planner Assistant

Eloyse M. Healy representing her property at 42 Summer Street – requesting a zoning district change. The residential zoning line goes right through the parking lot and she can't expand anything at her site; she wants to bring in more revenue but has had road blocks because of the zoning. Dunn Oil is included in the overlay district. Central Business district with a line going right through the parcel. Ms. Healy wants to expand within the footprint of the building. I have no plans at this time she would like to add to the basement of the building.

The board has no objection to this zoning line change.

Motion to bring this forward to Town Meeting in May – GP – 2nd MB – motion passed – 5-0

Jon Stackhouse – 260 Main Street

This is at the corner of Rte. 117 and Main Street – Mobil Gas Station – they would like a zoning change at the corner grass area – it is zoned residential and would like to have a Class 2 dealers license; there has been no changes to the property and in 1997 they were granted a Class 2 dealers license and the gas station changed hands and they went to the BOS to renew a Class 2 license and were denied because it was not in the right district. They want to sell a maximum of three cars on the lot – they have an underground tank, it meets on the parking requirements on the site; they have parking for 7 cars they are all flat spaces; they will not be expanding the footprint of the building; they have been a good neighbor.

The board has not objection to this zoning line change.

Motion to bring this forward to Town Meeting in May – GP 2nd MB – motion passed – 5-0

GP read the legal notice into the minutes “The Maynard Planning Board will hold a public hearing on Tuesday, December 27, 2011 at 7:00 p.m., Maynard Town Hall, Room 201, 195 Main Street, Maynard, relative to the discussion of the applicant Sprint Spectrum, LP for modification of a special permit under Section 9 in general at 12 Clock Tower Place, Maynard, Assessor’s Map 14, Parcel 201. The location is in the Industrial District.”

Paul DeBoie representing the applicant Sprint. Sprint has applied for modification of special permit they want to add 6 antennas and leave both sets of antennas on the stack for at least 1-3 months to make sure they are functioning properly. Sprint will remove the original three antennas once it has been established that the new ones work properly. New antenna system will be placed on the stack. They usually send in the structural documents when they apply for the building permit; each antenna is 26 pounds each and there will be 6 for a total of approximately 270 pounds. Looking 9.3.1 The antennas will be placed at the same level as the existing ones. Existing other carriers are ATT and T Mobile to the stack pole at Clock Tower. MB please look at the existing special permit and make sure that there was no specifications not to change.

GP – motion to close the public hearing – 2nd MB – motion passed – 5-0 –hearing closed.

Discussion: The decision is contingent on the structural engineering report.

GP – motion to approve the modification of special permit dated November 2, 2011 contingent on receipt of the structural engineering report pursuant to the original special permit 2nd BC motion passed – 5-0

Next Meeting – 1/24/2011 at 7:00 p.m.

Discussion – Master Plan – last master plan was 1991 we should have an updated one by state law, possible submission to the capital planning committee.

Motion to adjourn at 8:50 p.m. – motion passed – 5-0