

Minutes of the Planning Board  
March 24, 2015 - 7:00 PM  
195 Main Street, Maynard - Room 201

**Members present:** Kevin Calzia, Chair, Max Lamson, Linda Connolly and Greg Tuzzolo

7:08p.m. – Chair Calzia called the meeting to order

Additions/deletions/Reorder agenda - other business first, then workshops

**Other business: Fowler Street extension – Bond Approval**

Applicant submitted an estimate for the improvements necessary, the peer review engineer and Town engineer has another figure, the recommended bond is \$ 40500, any funds not expended are returned to the applicant. The applicant has agreed to the amount, Town Planner will handle details with the applicant and Town Treasurer.

*A motion was made by Kevin Calzia to accept the bond estimate of \$40,500 for the Fowler Street extension as set determined by Town Engineer and town staff, seconded by Greg Tuzzolo. The Board voted 4 to 0 in favor of this motion.*

**Workshop with Metropolitan Area Planning Council (MAPC) to discuss the scope of Phase 2 of the Maynard Housing Production Plan**

Karina Milchman of MAPC passed out three handouts, the Town has been approved for funding for Phase 2 which will be a much more in depth study into the housing market and community needs of residential development. \$15,000 has been approved. The first handout was the Town of Maynard Scope of Work, project description, matrix, red items are specific to Maynard. Ms. Milchman went thru the tasks as outlined on the scope of work.

Town Planner Bill Nemser stated that ultimately the Housing Production Plan will become part of the Master Plan, gives opportunity for three public comments sessions. The Board asked questions of how and what information is gathered, fears about housing projects and how to present to the public, how to word the survey questions to be answered as a representation of what Maynard wants and needs.

A few residents were present and asked questions about low-income housing, elderly housing concerns about how to provide services. Affordable housing trust was enacted but only has one member, this should get up and running. Ms. Milchman talked about the exploratory process and serving the community needs and working toward the 10% affordable housing percentage, how to make sure new development works for the Town. Bill Nemser commented that it is crucial to have housing production plan to assist the town with future decision-making. Linda Connolly asked if there is an approved housing plan does it protect from unfriendly 40B, Ms. Milchman responded that an adopted plan only protects if the data shows an increase of .5-1% affordable housing every year then you can apply for certification and get relief under 40B, there are two objectives plan is about understanding local need and demand, part of that is affordable housing. Bill Nemser this is an important component for the upcoming Master Plan.

Kevin handed out two letters from Bernie Cahill and Andrew D'Amour members who were not present tonight for the record. Max stated there are other benefits to look at such as ensuring there is housing for town employees and teachers Max also wants to make sure housing study reflects needs of the current population.

Ms. Milchman some revisions will be made based on the comments tonight, first step, refine the questions for the community survey, MAPC representatives will be present for public forum, which should be sooner than June or after August. The Board agreed it would be good to start the process working toward a public forum in early June.

**Other Business: H-Star request for 30 day extension for Keene Ave final approval:**

Bill Nemser indicated the applicant needs a 30 day extension to get final approvals and bond in place. He stated an extension protects the Board so the will not exceed the 120 days requirement for a decision.

*A motion was made by Linda Connolly to grant a 30 day extension for final approvals for Keene Ave, seconded by Max Lamson. The Board voted 4 to 0 in favor of this motion.*

**Workshop – Neighborhood Business Overlay District (NBOD)**

Bill Nemser handed out packets with the results of the evaluation, proposed/existing uses and impacts. The Board talked about use table and definitions. The Board will review and give comments to Bill for discussion at the meeting of April 28, then a public hearing will be scheduled and the article recommended to the Board of Selectmen for Fall Town Meeting. The NBOD requires a conceptual plan that has to be voted on at Town Meeting.

A motion was made by Greg Tuzzolo seconded by Linda Connolly.

Meeting adjourned at 9:29 p.m.