

Minutes of the Planning Board
April 28, 2015 - 7:00 PM
195 Main Street, Maynard - Room 201

Members present: Linda Connolly, Greg Tuzzolo, Andrew D'Amour

Greg Tuzzolo is serving as chair for this meeting, Kevin Calzia is absent

7:02p.m. Chair Greg called the meeting to order

Minutes review: The Board reviewed the minutes of January 6 and 13 and February 10, 2015.

A motion was made by Andrew D'Amour to approve the minutes of January 6, January 13 and February 10, 2015, seconded by Linda Connolly. The Board voted 3 to 0 in favor of this motion.

NBOD project: final discussion and wrap-up

Town Planner Bill Nemser handed out the latest draft, this has been updated and reformatted based on input from the members. The Board went thru the proposed changes and discussed. The Board asked about why some fall under Planning and some under Zoning and discussed how that criteria is established.

The Board would like the format to be the same as the current format, talked about how to score the changes based on positive and/or negative impacts to traffic, schools, water, parking etc. The Board wants BSL3 eliminated as not allowed in town, and to add emerging technologies to Business and Central Business. There was discussion on the differences between nursing home, long term care facilities and assisted living facilities. The Board would like health care taken out of the definition of age restricted housing and have that definition reworded. Bill will make the changes discussed tonight and send out to all members on survey monkey for the ranking of impacts.

Planning Board Rules & Regulations – discussion

Greg stated he is working on the landscape requirements, reviewing what other towns have in place; some towns have a separate landscape regulation, some part of the general application packet. The Board discussed the different options and will review when written, go thru the process to adopt the regulation see how it works for a year or so, amend as necessary and then perhaps look at making it part of the bylaw.

Meeting protocol

Greg handed out a sample of meeting protocol sheet that was handed out at a meeting he recently attended in Rockport. The list was on the back of the agenda and covered the conduct of meeting, procedural order, being recognized to speak by the chair. The members added a few items to the list, signing in at beginning and stating name and address, also limiting statement to the topic being discussed. Bill will revise and send out to all members for review and discussion at the next meeting.

Other business:

Linda stated the Board needs to appoint a representative for the CPC. Andrew asked about the frequency of meetings, and will check if his schedule would work, he will let Bill know by end of the week.

Town planner updates:

Bill stated that Max Lamson's term is up, he does not know if he is returning for another term. New owners of Clock Tower place have been in contact with Town and will be doing a presentation in June.

A motion was made by Andrew D'Amour to adjourn, seconded by Greg Tuzzolo.

Meeting adjourned at 9:16 p.m.