

Minutes of the Planning Board
June 9, 2015 - 7:00 PM
195 Main Street, Maynard - Room 201

Members present: Greg Tuzzolo, Linda Connolly, Andrew D'Amour
Kevin Calzia is absent tonight; Greg Tuzzolo will serve as chair for tonight's meeting.

7:10 p.m. Chair Tuzzolo opened the meeting.

Discussion regarding Landscape Regulations

Greg handed out copies of the draft landscape regulation. Section 1,2,3 are an introduction, Section 4 is drawing requirements, Section 5 includes qualitative aspect of the proposal, different aspects of site design and the last section additional resources. Linda Connolly stated this is very well done and people are very happy that this is going to be implemented. There was discussion on the enforceability of a regulation versus a bylaw. Bill Nemser will review with Town Counsel. The Board discussed extensively each section with proposed revisions to the draft regulation. Bill will make the changes and send out to the Board members for review before the public hearing. The language has to be clear on the timeline of when these regulations are applicable.

Master Plan direction

Bill has worked with Linda on the Master Plan update. Bill will send out an email.

Other Business – discussion items from Board

MAPC survey was sent out for comments, the survey has been updated, Bill handed out the revised survey. The purpose is to allow residents to give input. The survey will be online and hardcopies picked up. Greg thinks it should state it is only for Maynard residents. The problem is getting an adequate amount of responses. Bill stated the town is not at the 10%, the goal of the housing production plan is to have a plan that gets the town to 10% and maintains it. Once the town meets the 10% affordable housing stock then any further affordable housing proposals would be friendly 40B and the town does not have to approve them. The town has to establish a goal of the amount of affordable housing and show the town is moving toward that goal. Some Board members expressed concern that the housing survey is all about affordable housing and wanted the order of the questions reordered. There was discussion that the town already has lower median income and lower housing costs than surrounding areas. Bill explained that this does not protect the town, the town has to meet the 10%, affordable is based on a percentage of median income not necessarily low income housing.

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

Meeting adjourned at 10:26 p.m.