

Maynard Planning Board

Maynard Town Hall, 195 Main Street

Minutes 7-12-16, 7:00 p.m.

Members present: Chair Greg Tuzzolo, Samantha Paull, William Gosz, Brent Mathison

07:00 PM- Call to Order 2. 3. Other Business – Discussion items from Board 4. Town Planner Updates 5. Correspondence – Review/questions

7:00 p.m. Chair Greg Tuzzolo called the meeting to order.

**ANR – 8 Pleasant Street / Deane Street – Applicant is requesting Board review of the subject property to allow an ANR division. Applicant - Foresite Engineering, Scott Hayes**

Bill Nemser stated that Brent Mathison the alternate is not able to vote on the ANR plan.

The applicant Scott Hayes of Foresite Engineering appeared before the Board. The purpose of the plan is to create a lot of 10,000 s.f to demolish the existing house and build a two family dwelling, the lot will be Lot 1 and Parcel A as shown on the plan. 8 and 10 Pleasant Street encroach over the lot lines, very little survey data, found a stone bound to establish the line, no new frontage is created. Samantha Paull asked why parcel A does not have to be combined with Lot 1, Scott stated that because they are contiguous and share common ownership the parcel and lot combine under zoning once conveyed, until that time the common ownership is with Lot 2 and parcel A. Parcel A is not a buildable lot. Bill Nemser read a statement from the Community Development guide regarding Approval Not Required plans. The Board reviewed the general requirements for an Approval Not Required plan and determined that the plan met the criteria.

***A motion was made by Greg Tuzzolo to endorse the ANR plan for 8 Pleasant Street/Deane Street by Foresite Engineering as presented, the Board has found that the plan does not constitute a subdivision as defined in Section 81L, seconded by William Gosz . The Board voted 3 to 0 in favor of the motion.***

**Town Planner Updates:**

Bill Nemser stated the Town received the grant for creation of an inclusionary zoning By-law, the grant is for \$25,000 in services from Metropolitan Area Planning Council (MAPC). MAPC will meet with the Board to discuss goals. Bill stated his goals are as set forth in the housing production plan. One item Bill would like to work on the minimum size requirements. Chair Tuzzolo asked if MAPC states the proposal or if it is ideas from the town, what does the town get for the \$25K. Bill stated it is a technical assistance grant for certain initiatives, he wrote a preliminary scope of what the town is looking for. MAPC will help craft language and present at public hearings or public workshops.

Complete Streets temporary project days are July 30 thru August 3<sup>rd</sup>, get feedbacks on improvements. Currently the town is working with MassDOT for a tier 2 grant. To get accepted in MassDot program have to meet certain criteria.

The Veterans Memorial Park plan is ready, Bill handed out copies, they will be posted online for the public. Bill stated this project was started about two years ago, total cost to build is about 1 million dollars, goal is to break design elements into smaller components get funding for the different elements. Each phase will be bid out. A phasing plan will be presented next week. There was discussion on how the project would be funded.

An email with a draft of the latest comments for 129 Parker Street was handed out, still waiting for feedback from the Attorneys and developer. Board of Selectmen are meeting next week, not sure if the MOA will change much from the comments, Bill would like the Board to compile their comments and give to the Board of Selectmen.

A motion was made by Greg to adjourn the meeting, seconded by William.

Meeting adjourned at 8:40 p.m.