

**Minutes of the Planning Board Meeting
September 27, 2016
7:00 p.m. Room 201, Maynard Town Offices**

7:06 p.m. Chair Tuzzolo opened the meeting

Members present: Greg Tuzzolo, Andrew D'Amour, Bernie Cahill, William Gosz, Brent Mathison, Samantha Elliot (7:30 p.m.)

Mill and Main update:

Bill Nemser introduced the new team at Mill and Main, Michael Bernstein, Andy Macalister and Richard Casner there is also a property manager on site. Michael Bernstein discussed the next steps in the construction project. They handed out the approved site plan and a new concept drawing showing some changes they would like to make from the originally approved plans. The changes include the elimination of a staircase, removal of a fence, addition of pavers and curbing and some changes to the parking. The Board discussed what the process for reviewing and approving the changes would be, the Board would have to determine whether the changes are a minor or major modifications. The timelines and submission requirements were discussed.

129 Parker Street Economic Analysis discussion:

Chair Tuzzolo opened the discussion; Assistant Town Administrator Andrew Scribner-MacLean appeared before the Board. Andrew showed a PowerPoint presentation which gave a summary of the Memorandum of Agreement (MOA) which includes money for intersection and traffic improvements, funds for water and sewer for future upgrades. A financial impact analysis was done based on the current concept plan, there is 10% less residential units and less square footage as well as a decrease in the tax rate. Also provided is land protection for the buffer around well #4. The Board asked about impacts on values of residential properties near the development, changes in tax revenues due to the development, costs of increases in public safety, education and special education costs. The Fall Town Meeting will be held on October 5, the Board discussed the procedure and presentations for Town Meeting. The Planning Board does not need to present but should be ready to answer questions about their recommendations.

Town Planner Updates

Town Planner Bill Nemser asked the Board to review the packets with the proposed amendments. Make notes for next meeting.

Complete Streets grant of approximately \$49,000 was approved by Mass DOT for a prioritization plan, the next step is to apply for Tier 3 link \$400K to build the actual improvements.

Cultural District – Had to show linkage between downtown and the cultural district for the art space.

The hanging baskets have been purchased for downtown from grant money. DPW will water the plants which will hang from the lightpoles.

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

Meeting adjourned at 9:34 p.m.