

**Minutes of the Maynard Planning Board
Room 201 Maynard Town Offices
January 25, 2017**

Members present: Greg Tuzzolo-Chairman, Samantha Elliott, Bernie Cahill, Andrew D'Amour, William Gosz, Brent Mathison

7:02 PM- Chair Tuzzolo called the meeting to order.

Chair Tuzzolo read the notices for items 4, 5 and 6 below and opened the public hearings.

4. Public Hearing: The Petitioner, Maynard Crossings JV, LLC - Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772, is requesting Special Permit approval for a mixed-use development at 129 Parker Street to allow a Drive-Thru Use (supermarket pharmacy). The Applicant requested this hearing be continued to February 14, 2017.

5. Public Hearing: The Petitioner, Maynard Crossings JV, LLC - Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772, is requesting Special Permit approval for a mixed-use development at 129 Parker Street to allow a Multifamily Dwelling (up to 180 units). The Applicant requested this hearing be continued to February 14, 2017.

6. Public Hearing: The Petitioner, Maynard Crossings JV, LLC - Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772, is requesting Special Permit approval for a mixed-use development at 129 Parker Street to allow an Independent Living Facility (143 units). The Applicant requested this hearing be continued to February 14, 2017.

A motion was made by Greg Tuzzolo, seconded by Bernie Cahill, to continue the hearings to February 14, 2017 at 7 p.m. The Board approved unanimously.

3. Public Hearing: Review of Community Development Strategy and Slum and Blight Report findings with Dan Cahill of Dan Cahill Associates. These supportive documents are part of Maynard's 2017-18 application for funding from the Community Development Block Grant (CDBG) program.

Dan Cahill introduced himself, stating his firm Dan Cahill Associates works with community and economic development on downtown issues. There are three basic items, the community development application, the community development strategy and an inventory of issues in the downtown area. The application is for funding that comes through the Federal Dept. of Housing and Urban Development to the Massachusetts Dept. of Housing and Community Development. This is an annual program for HUD monies and must be approved by the state. The application will be submitted in early March. The application includes improvements to Veterans Memorial Park, design work for the Basin area, and some support for the Boys/Girls club. Dan Cahill presented pictures of the areas listed on the application and described the proposed work and repairs to be made. The amount is estimated to be between \$900,000 and \$1,000,000, the majority to be at Veterans' Memorial Park, engineering design work for the basin parking lot, program administration and the afterschool program. The community

development strategy is part of the application which lets the state know the community is invested in community and economic development, Dan Cahill referred to the development strategy report, which the Board has reviewed. The state will see all the work that is going on in Maynard. The third element is a blight inventory which is submitted to the state which qualifies the town for the funding under Federal statute, focuses on Veterans Memorial Park and the basin. The conditions of those sites have been reviewed; the goals for improvement are listed in the report. The application will go into the state end of February or early March. Dan Cahill asked if the Board had any questions. Brent asked if the funding would be for improving the basin or just the design work, Dan Cahill stated it would be the design work under this application. Bill Nemser stated that the Town Engineer had estimated preliminary construction costs, and was hopeful the park will see some construction work done in the near future. Chair Tuzzolo asked about the blight inventory, is there a cross threshold, Dan Cahill stated there is a summary in appendix J which shows the percentage in the community of blighting influences. The state has reviewed this application in draft form. Chair Tuzzolo thanked Dan Cahill for coming in to describe the application.

7. Town Planner Updates

Bill Nemser had one update: he suggested that there be a creation of a "Complete Streets" group. He stated there are so many good ideas but no unified voice, if this does happen, he will request they provide regular reports to the Planning Board.

Bernie Cahill stated that he will be stepping down, this is his last meeting. Chair Tuzzolo, the Board and Bill Nemser thanked Bernie for his years of service.

Chair Tuzzolo made a motion to adjourn, seconded by Bernie Cahill. The motion was approved 5-0.

Meeting adjourned at 7:36 p.m