

129 Parker Street

Frequently Asked Questions

Q – Why do we need to change the existing zoning for NBOD (Neighborhood Business Overlay District)?

A- The current zoning anticipated the continued existence and productive use of a 400,000 square foot office building, which no longer exists.

A - To generalize the zoning for future uses.

Q – Does approval of the zoning changes also approve construction and locations of buildings?

A – No, after the zoning changes are approved the Developer will submit specific proposals (called a Concept Plan) which will be subject to Public Hearings, Planning Board review as well as approval by voters at a future Town Meeting.

Q - Have the zoning change impacts to traffic, water, sewer, school and other Town services been determined?

A – A financial consultant has determined that the general impact to Maynard should be a net benefit of about \$850,000. However, the Concept Plan requires detailed assessment of all impacts to Maynard and these impacts will be available prior to submission of the Concept Plan for approval by voters.

Q - How is the Town protected from adverse impacts of development of the property?

A – The Property Owner and their Development Agent have agreed that the existing Development Agreement (contract related to the deed) is in force and this contract specifies various remedies for traffic and other impacts on the Town and Schools. Once a new Concept Plan is submitted, the contract will be updated to reflect current information. It is expected that the current contract represents the minimum mitigation Maynard will receive.

Q – Will this zoning change impact the food coop that is planned for Maynard?

A – The current zoning allows for the building of a supermarket and the proposed zoning does not change existing allowances.

A – It is believed that the coop and a supermarket can both productively serve the Town.

Q – Will development of the property adversely impact our Downtown?

A – Management of Mill & Main and Capital Properties have met and both believe the projects will be complementary and will not detract from each other.

A – The planned development of Mill & Main and their plans to integrate with downtown streets will be beneficial to our downtown and both projects as well as existing merchants and properties that will benefit.

Q – Have Town Boards reviewed the zoning changes?

A – The Finance Committee, Planning Board and Board of Selectmen have all reviewed and voted approval of the zoning changes.

Q - Is there other information available for voter review prior to Town Meeting?

A – The Town website includes all documentation from Board of Selectmen, Planning Board and Finance Committee meetings. In addition, information from citizen input meetings including “Visioning Sessions”, Ad Hoc committee public meetings are on the web as well as information from 2009, 2013 and current Warrant information.

For additional information, please call Bob at: (508) 768- 7972

Or visit: www.capitalgroupproperties.com