



**TOWN OF MAYNARD
PLANNING BOARD**

Meeting Notice

195 Main Street

Maynard, MA 01754

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Town Clerk's Stamp

Meeting Agenda – 7:00 PM Tuesday, January 23, 2018

Maynard Town Hall, Room 201 (Gianotis Room)

Greg Tuzzolo - Chair, Andrew D'Amour - Vice Chair/Clerk, William Gosz, Brent Mathison, Megan Zammuto and Bill Cranshaw

7:00 PM - Call to Order

1. Approval of Minutes

2. Bond Release Request – The developer FranMar Inc. is requesting the Board release surety bonds for:

- a. The Subdivision entitled "Orchard Valley Estates" (Marks Way and Amy Lynn Way).
- b. The Subdivision entitled "Fowler Street Extension".

3. ANR determination: 129 Parker Street – The applicant (Capital Group Properties) is requesting Board review of the subject property to allow ANR's for two non-buildable lots on the property.

4. Public Hearing – 173 Main Street (Mill View Condos): The Applicant, Walter Eriksen is requesting approval of a Site Plan and a Special Permit for the property located at 173 Main Street, Maynard, MA. The property is located within the Downtown Mixed-Use Overlay District (DOD) and is owned by 7 Douglas Avenue, LLC, 5 Chadwick Road Hudson, MA. The Site Plan Review and associated Special Permit request is for seven (7) residential condominium townhouses.

5. Public Hearing – Recreational Marijuana By-law (Continued from 01.02.18): The Board will discuss proposed amendments to the Zoning By-laws concerning Recreational Marijuana. The Board will also consider whether or not to recommend approval of the proposed amendments to the Town Meeting. ***Please note: A full text of the proposed Zoning By-law amendment is posted in Town Hall and also on file with the Office of Municipal Services Office, Planning Division and the Town Clerk's Office and can be viewed during normal business hours.***

6. Public Hearing – Inclusionary Zoning By-law: The Board will discuss proposed amendments to the Zoning By-laws concerning development of an Inclusionary Zoning By-law. The Board will also consider whether or not to recommend approval of the proposed amendments to the Town Meeting. The purpose of this Inclusionary Housing bylaw is to expand and diversify the Town of Maynard's housing stock; to encourage development of new housing that is affordable to low- and moderate-income households in Maynard; and to produce affordable housing units that are adaptable and accessible to seniors and those with physical disabilities. It is intended that the affordable housing units that result from this bylaw be considered as Local Initiative Units, in compliance with the requirements for the same as specified by the Department of Housing and Community Development (DHCD). ***Please note: A full text of the proposed Zoning By-law amendment is posted in Town Hall and also on file with the Office of Municipal Services Office, Planning Division and the Town Clerk's Office and can be viewed during normal business hours.***

7. Town Planner Updates

8. Correspondence – Review/questions

9. Adjourn

This Agenda is subject to change

Greg Tuzzolo, Chairperson

Posted by: Bill Nemser, Town Planner

Date: January 9, 2017, Amended January 17, 2018.