

TOWN OF MAYNARD

PLANNING BOARD

Meeting Notice

195 Main Street

Maynard, MA 01754

Tel: 978-897-1302

Fax: 978-897-8489

www.townofmaynard-ma.gov

Town Clerk's Stamp

Meeting Agenda – 7:00 PM Tuesday, February 13, 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 (01.02.18 and 01.23.18)**
- 2. Bond Release Request** – The developer Jay Burglund of Burglund Homes is requesting the Board release surety bonds for the Subdivision entitled “Keene Avenue”.
- 3. Public Hearing (Continued from January 23, 2018) – 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 revised Site Plan Review and associated Special Permit request is for five (5) residential condominium townhouses.
- 4. Public Hearing (Continued from January 23, 2018) – 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.***
- 5. Planning Board Fee Schedule – request for adjustment.**
- 6. Town Planner Updates**
- 7. Correspondence – Review/questions**
- 8. Adjourn**

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: February 9, 2018.

TOWN OF MAYNARD

PLANNING BOARD

Meeting Notice

195 Main Street

Maynard, MA 01754

Tel: 978-897-1302

Fax: 978-897-8489

www.townofmaynard-ma.gov

Town Clerk's Stamp

Meeting Agenda – 7:00 PM Tuesday, February 13, 2018

Maynard Town Hall, Room 201 (Gianotis Room)

Maynard Planning Board

PUBLIC HEARING GUIDELINES

The meetings will be conducted with decorum. This means that the members of the Board and the public are required to respect each other at all times. We may not always agree with one-another but we can work to resolve differences with patience and understanding.

As a member of the public you are encouraged to participate in the hearing. To ensure the meeting proceeds in an orderly manner, please follow these procedures if you wish to comment or ask a question of the Board:

- Ensure you have signed into the meeting (sign-in sheet located in rear of room).
- Proceed to the speaker's podium or designated area once the Chair has opened up the meeting/hearing for public comment.
- When you are recognized to speak, please state your name and address.
- Direct all questions to the Board through the Chair.
- Limit your questions and statements to three (3) minutes. After everyone has had a turn to speak, you may be given a second chance to speak, time permitting.
- Limit your statements/questions to the topic at hand.
- Talk **ONLY** about issues that are under the jurisdiction of the Planning Board.

The order of discussion is as follows:

- The applicant will make a presentation.
- The Board will respond to the applicant.
- The Chair will open the hearing for public comment.
- The Board will at that point either:
 - (a) Close the hearing: no new information will be accepted except under extra ordinary conditions.
 - (b) Continue the hearing to a date certain where all will be permitted to participate. The date and time of this continuance will be announced **ONLY** at the first and subsequent meetings.

If you have any questions about procedures, please feel free to contact our Town Planner, Bill Nemser at 978-897-1302 during regular office hours, which are, Monday, Wednesday and Thursday 8:00 AM – 4:00 PM, Tuesday 8:00 AM -7:00 PM and Friday 8:00 AM – 12:00 PM.