

Maynard Planning Board – Meeting and Public Hearing
February 27, 2018 - 7 p.m.
195 Main Street, Room 201

Board Members Present: Greg Tuzzolo – Chair, Andrew D’Amour – Vice Chair, Brent Mathison, Megan Zammuto, William Gosz, Bill Cranshaw

Others Present: Andrew Scribner-MacLean – Acting Town Administrator, Wayne Amico – Town Engineer

Called to Order at 7:02 p.m. by Greg Tuzzolo

Approval of Minutes

Andrew D’Amour made a motion to approve the minutes of February 13, 2018, which was seconded by Bill Cranshaw.

The Board voted 5-0 in favor of the motion.

Public Hearing – 32-36 Main Street (Pleasant Café)

Greg Tuzzolo opened the public hearing for 32-36 Main Street/Pleasant Café and asked the applicant to summarize the proposed project for those in attendance. The proposed addition of residential units within the existing building will require three additional dedicated parking spaces. The applicant has arranged to lease parking spaces to satisfy the requirement.

The Board reviewed the following conditions required for approval of the special permit:

- 1) The dedicated parking spaces shall be striped and signed consistent with 6.1.1-1 of the Zoning By-Laws (ZBL). The Town Engineer or Building Commissioner will verify the parking spaces are consistent with ZBL prior to final CO of the residential units.
- 2) If the lease for the parking spaces is terminated for any reason, the applicant shall appear before the Planning Board within 30 days of termination.

Greg Tuzzolo made a motion to find that the application is consistent with the criteria for special permit issuance as described in section 10.4.2 of the ZBL and special permit section 9.4.9-2. The motion was seconded by Andrew D’Amour.

The Board voted 5-0 in favor of the motion.

Greg Tuzzolo made a motion to find that the application meets the ZBL requirements for site plan approval, which was seconded by Megan Zammuto.

The Board voted 5-0 in favor of the motion.

Public Hearing (Continued from February 13, 2018) – Inclusionary Zoning By-Law

Greg Tuzzolo opened the Public Hearing for the Inclusionary Zoning By-Law. Andrew Scribner-MacLean stated that he would complete his analysis of the affordable housing payment requirement and present his final recommendation to the Board at a later date. The Board's goal is to have the proposed by-law available for presentation at the Town Meeting in May.

Greg Tuzzolo made a motion to continue the Public Hearing for the Inclusionary Zoning By-Law to March 13, 2018, which was seconded by Andrew D'Amour.

The Board voted 5-0 in favor of the motion.

Maynard Crossing (129 Parker Street) Status Update

The developer of 129 Parker Street is considering not having a large supermarket as presented in the concept plan but instead having a smaller-scale grocery store in the retail section of the development. They have requested Town Counsel's interpretation of the contract to determine whether the possible change would require a new site plan review or concept plan review. The question is under review by Town Counsel.

A town resident asked if there is any time frame for when the developer must complete development of the project. There is no completion date in the agreement. She also asked if the Board could request an updated demolition schedule from the developer. Wayne Amico will facilitate that request.

A town resident asked for clarification of the verbiage related to buffer landscaping installation. She went on to point out that the developer is not in compliance with the condition of stabilizing the cleared ground. Andrew Scribner-MacLean indicated that Town Staff is responsible for oversight of the developer's compliance with the conditions of the special permit and will follow up with the developer.

Informal Request (not on agenda)

There was a request from attorney Mark Bobrowski, on behalf of the owners of 141 Parker Street, for the Board to sponsor an article for the Board of Selectmen to amend the Zoning By-Law Use Classification in the Industrial District in order to allow Medical Offices and Clinic and Healthcare Facilities with ancillary uses. The topic will be put on the agenda for the next Planning Board meeting on March 13, 2018.

Andrew D'Amour made a motion to adjourn the meeting, which was seconded by Megan Zammuto.

The Board voted 5-0 in favor of the motion

Adjourned at 8:56 p.m.