



**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, April 10, 2018

Maynard Town Hall, Room 101 (Soup Campbell 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 (09.26.17, 10.10.17, 10.24.17, 12.12.17, 03.20.18)**
2. **Public Hearing – 10 Riverbank Road:** the petitioner MacDonald Development, Inc., 10 Main Street, Maynard, MA 01754 is requesting a Special Permit to allow a multifamily dwelling in the Downtown Overlay District for the property located at 10 Riverbank Road, Maynard, Ma. 01754. The project proposes construction of three (3) residential units.
3. **Public Hearing – 170 Main Street:** the petitioner is requesting Site Plan Review and Special Permit approval to re-develop the existing full service gas station at 170 Main Street (Jimmy's Garage) into a mixed-use project that will include a convenience store with drive-thru, gas station, and bank with drive-thru. The subject property is located within the Downtown Overlay District (DOD). The project is subject to design review. The requested Special Permits are to:
 - i. Modify the existing Special Permit allowing "motor vehicle light source" use.
 - ii. Allow two drive-thru uses.
 - iii. Provide relief from sign regulations (setback) of Zoning By-law.
4. **Discussion – PB Regulations feedback**
5. **Town Planner Update**
6. **Correspondence – Review/questions**
7. **Adjourn**

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: March 30, 2018
Version 1.1



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, April 10, 2018 ***Maynard Town Hall, Room 101 (Soup Campbell 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.