

**Maynard Planning Board – Meeting and Public Hearing  
September 26, 2017 - 7 p.m.  
195 Main Street, Room 201**

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**Board Members Present:** Greg Tuzzolo – Chair, Brent Mathison, Megan Zammuto, Andrew D’Amour (participated via phone to vote on Public Hearing – Only for 129 Acton public hearing)

**Others Present:** Bill Nemser – Town Planner

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**Called to Order** at 7:12 p.m. by Chair Tuzzolo

**Election of Planning Board Chair and Vice Chair (Clerk) for term 2017/18**

Topic continued to next meeting.

Bill Cranshaw has applied for the Alternate Board Member position.

**Approval of Minutes**

*Greg Tuzzolo made a motion to approve the Minutes of 6-13-17 with the spelling of Megan Zammuto’s name corrected, which was seconded by Brent Mathison.*

***The Board voted 3-0 in favor of the Minutes.***

**Mill and Main – Planning Board Determination**

The original plans called for an asphalt courtyard, but the developer would like, for aesthetic purposes, to create a grass/landscaped courtyard instead. The Board provided the public the opportunity to ask questions and comment, and discussed whether or not the change constitutes a major or minor amendment to the approved Site Plan.

*Greg Tuzzolo made a motion that the Board finds that the proposed change to the Mill and Main renovation project constitutes a minor change to the approved Site Plan, which was seconded by Brent Mathison.*

***The Board voted 3-0 in favor of the motion.***

**Public Hearing – 129 Acton Street “Trail View Condominiums”**

Greg Tuzzolo opened the Public Hearing to discuss the petitioner’s request for modification to the original Site Plan and Special Permit to add cluster mailboxes in lieu of individual mailboxes. Andrew D’Amour phoned in. The petitioner was present and answered questions from the Board and public.

*Greg Tuzzolo made a motion for the Board to amend the notice of decision for 129 Acton Street regarding the cluster mailboxes as proposed in the September 25, 2017 letter to the Board, and for the Board to strike condition 12, excluding the central Post Office mailbox, and add a new condition that says that the design, color, and material of the proposed structure will match the existing structures on site. The motion was seconded by Megan Zammuto. Andrew D'Amour disconnected.*

***The Board voted 4-0 in favor of the motion.***

The Board had a follow-up discussion with the developer related to the condition of the development agreement that there must be a town entrance sign installed. They reviewed and discussed some concept ideas of signage. Bill Nemser will follow up with the sign company that the town has been using and will connect them with the developer.

### **Inclusionary Zoning discussion and review of draft**

Bill Nemser provided some background information on why and how the Inclusionary Zoning By-law draft was created. There were many different people from a variety of disciplines involved in the draft creation. Bill provided copies of the draft to the Board members for review and feedback to be incorporated prior to a public hearing on the topic, with the ultimate goal of presenting the By-law at a future Town Meeting for vote.

An Affordable Housing Trust has been established for the purpose of holding money collected from developers who choose to make a payment in lieu of offering the required amount of affordable housing within their respective developments. The Board asked several questions about how the town would utilize money from the Trust.

### **Recreational Marijuana Update and Request for Direction**

The Town voted "yes" to allow recreational marijuana facilities. The Planning Board needs to begin considering definitions and potential zoning restrictions to put in place.

### **Town Planner Updates**

Planning Board members can register for upcoming workshops on topics related to Town Planning. Interested Board members should let Bill Nemser know.

The former Gruber Bros building was purchased by a small-scale, local developer who met with Bill and other Town Staff members to understand what they might be able to do with the space. The new owners agreed to allow artists to exhibit work in the space until they decide what their plans are.

*Greg Tuzzolo made a motion to adjourn the meeting, which was seconded by Megan Zammuto.*

***The Board voted 3-0 in favor of the motion.***

**Adjourned** at 8:53 p.m.