

Maynard Planning Board – Meeting and Public Hearing
October 24, 2017 - 7 p.m.
195 Main Street, Room 201

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

Others Present: Bill Nemser – Town Planner, Lorne Bell – Assabet Village Co-op Market

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

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

Topic continued to the next meeting.

Presentation – Lorne Bell of Assabet Village Co-op Market

Lorne Bell provided a summary of what the co-op will be and gave the Board a status update. The co-op is actively looking at locations and will revisit the Board when they’ve decided on a location. He took several questions from the Board and the public.

Public Hearing – 76 Main Street

Greg Tuzzolo opened the Public Hearing by reading the legal notice. The petitioner, Allen Quinn, presented details of his special permit request to operate a Farmer Brewery at 76 Main Street. The Board asked several questions of the petitioner related to square footage, building façade, parking, etc. Bill Nemser pointed out the recommendation from Town Staff for the petitioner to reappear in front of the Board in a year from Certificate of Occupancy to ensure there have been no changes that would impact the special permit.

Greg Tuzzolo made a motion to close the Public Hearing for 76 Main Street, which was seconded by Andrew D’Amour.

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

Greg Tuzzolo made a motion for the Board to find that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood in view of the particular characteristics of the site and of the proposal in relation to the site located at 76 Main Street. The motion was seconded by Andrew D’Amour.

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

Greg Tuzzolo made a motion for the Board to issue a special permit to allow a Farmer Brewery to be located at 76 Main Street, subject to the conditions outlined in Town Staff recommendation 4a, which was seconded by Andrew D'Amour.

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

Entry Signage – 129 Acton Street

The developer did install a mock-up after the last meeting. The Board reviewed the design options the designer had provided. The Board wants to ensure the sign has a permanent base made of granite with wooden posts and a sign that can be changed as needed. The goal is for the sign to match the look of the way-finding signage that's been created. Megan Zammuto requested that the designer tries to match the clock tower and bell more to what appears on the Maynard town seal. Greg Tuzzolo will coordinate with Bill Nemser on future communication related to the signage.

Inclusionary Zoning Discussion

Bill Cranshaw asked the Board about their understanding of the payment calculation section of the by-law. There was confusion as to whom the developer should present the average market value of similar units. The Board agreed that Bill Nemser should change the verbiage to indicate that the average market value should be presented by the developer "to the Affordable Housing Trust or Designee" instead of "to the Affordable Housing Trust or Town Administrator".

Bill Cranshaw pointed out that section A-3 states "...as part of the site plan and special permit review process" when it is not always a special permit process. The Board discussed the verbiage and agreed to strike "and special permit" from the sentence.

The Board discussed the density bonus section at length.

Bill Nemser and Bill Cranshaw will meet to incorporate changes discussed during the meeting and present the revised version to Town Counsel for review.

Town Planner Updates

The Board of Selectman approved half of the money requested at Town Meeting for Master Plan preparation. Bill Nemser created a draft Scope of Services for an RFP that will go out to consultants for the Master Plan and asked the Board to review it and provide their feedback.

Greg Tuzzolo 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 9:54 p.m.