

Maynard Planning Board – Meeting and Public Hearing
March 20, 2018 - 7 p.m.
195 Main Street, Room 101

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

Others Present: Bill Nemser – Town Planner, Wayne Amico – Town Engineer

Called to Order at 7:00 p.m. by Greg Tuzzolo

Approval of Minutes

The Board reviewed the Minutes from 2-27-18. (The Agenda showed the Minutes of 2-13-18 in error).

Greg Tuzzolo made a motion to approve the Minutes of 2-27-18 with no changes, which was seconded by Andrew D’Amour.

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

Presentation – 115 Main Street and 42 Summer Street

Developer James MacDonald made an informal presentation on his potential plans for 115 Main Street, the former Gruber Bros location, and 42 Summer Street, the former Summer Street Fine Consign location. Mr. MacDonald is planning to develop a four-story, 26-unit apartment building with garage parking underneath the units at the Summer Street location, referred to as “Maynard Point”. The building at 115 Main Street, referred to as “Maynard Square”, will have a store front on Main Street with retail space of roughly 2000 square feet. Copies of the general concept drawings and plans were provided to those in attendance.

Though there have been no formal applications yet submitted by the developer, as a courtesy, the public was given an opportunity to provide general feedback and ask questions about the design of the potential buildings. The Board and Wayne Amico also asked questions and provided general feedback.

Discussion – Design Standards

The Board and Bill Nemser discussed the design review standards process. Future action items resulting from the discussion are as follows:

- Propose any desired changes to the Planning Board Rules and Regulations at the next meeting on April 10, 2018
- Take up a review of Section 10.6.7 of the Zoning By-laws at a future meeting/public hearing

Public Hearing (Continued from February 27, 2018) – Inclusionary Zoning By-law

Greg Tuzzolo re-opened the Public Hearing on the Inclusionary Zoning By-law, which was continued from February 27, 2018.

The Board agreed to several edits to the proposed by-law.

Greg Tuzzolo made a motion to recommend approval of the Inclusionary Zoning By-law version 1.7 as amended during the Public Hearing, to be placed on warrant for Special Town Meeting on May 21, 2018, which was seconded by Andrew D'Amour.

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

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

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

Adjourned at 9:32 p.m.