



TOWN OF MAYNARD PLANNING BOARD

Meeting Notice

195 Main Street

Maynard, MA 01754

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Town Clerk's Stamp

Meeting Agenda – 7:00 PM Tuesday, May 15, 2018

Maynard Town Hall, Room 101 (Soup Campbell Room)

Greg Tuzzolo - Chair, Andrew D'Amour - Vice Chair/Clerk, Brent Mathison, Megan Zammuto and Bill Cranshaw

7:00 PM - Call to Order

1. Approval of Minutes

- 2. Public Hearing – 170 Main Street (Continued from April 10, 2018):** 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.

- 3. Public Hearing – 115 Main Street (Continued from May 8, 2018):** the petitioner MacDonald Development, Inc., 10 Main Street, Maynard, MA 01754 is requesting a. The petitioner is requesting Special Permit and Site Plan approval for a Mixed-Use project to be located at 115 Main Street, Maynard, Ma. 01754. The project proposes new construction of 28 residential units with first floor commercial utilizing the Downtown Overlay District regulations (Section 9.4 of the Zoning By-laws). Consistent with Section 9.4.5, the petitioner is requesting a reduced minimum lot area for the project. The project is subject to Design Review per Section 10.6 of the Zoning By-laws as well as the Planning Board Rules and Regulations.

- 4. Public Hearing – 42 Summer Street (Continued from May 8, 2018):** the petitioner is requesting Special Permit and Site Plan approval for a multifamily dwelling to be located at 42 Summer Street, Maynard, Ma. 01754. The project proposes new construction of 26 residential units utilizing the Downtown Overlay District (Section 9.4 of the Zoning By-laws). Consistent with Section 9.4.5, the petitioner is requesting a reduced minimum lot area for the project.

- 5. Public Hearing – 129 Acton Street Cell Phone Tower (Continued from May 8, 2018):** The petitioner SBA Monarch Towers I, LLC 8051 Congress Avenue, Boca Raton, FL 33487 on behalf of T-Mobile Northeast LLC. is requesting a two year renewal for the current Telecommunications Special Permit per Section 7.5 of the Zoning By-Laws, for the existing cell phone tower located at 129 Acton Street, Maynard, MA 01754.

- 6. Public Hearing – Citizens Petition for Zoning By-law Amendment (Continued from May 8, 2018):** The Board will discuss potential changes proposed by citizen's petition, to the Maynard Protective Zoning By-laws. The Board will also consider whether or not to recommend approval of the proposed Zoning By-law changes to the Town Meeting (May 21, 2018). The Petition was submitted by Blatman, Bobrowski and Haverty, LLC, 9 Damonmill Square, Suite 4A4, Concord, Ma. 01742. The proposed amendment would make the following changes to section 3.1.2, Table A Use regulations:

Item 1. In subsection 4, Business Uses, Column for the Industrial ("I") District, change the entry for "Medical Office" from "N" to "PB".

Item 2. In subsection 4 Business Uses, Column for the Industrial ("I") District, change the entry for "Clinic and Healthcare facility, with ancillary uses" from "N" to "PB".

7. Town Planner Update

8. Correspondence – Review/questions

9. Adjourn

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: May 8, 2018
Version 1.2