

Maynard Planning Board – Meeting and Public Hearing
April 24, 2018 - 7 p.m.
195 Main Street, Room 101

Board Members Present: Greg Tuzzolo – Chair, Brent Mathison, Megan Zammuto, Bill Cranshaw

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

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

William Gosz has resigned from the Board, leaving an open Board position.

Approval of Minutes

Bill Cranshaw made a motion to accept the Minutes of April 10, 2018, which was seconded by Brent Mathison.

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

Public Hearing – 10 Riverbank Road (Continued from April 10, 2018)

The petitioner, James MacDonald of MacDonald Development, Inc., was in attendance at the Public Hearing along with his daughters, Jacque and Melissa. He presented additional details as requested in the previous meeting. Bill Nemser also presented some pictures he had taken of the existing property area.

Greg Tuzzolo made a motion to close the Public Hearing for 10 Riverbank Road, which was seconded by Brent Mathison.

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

The Board reviewed the Staff Report as well as the Special Permit criteria.

Greg Tuzzolo made a motion to determine that the request meets the criteria for a Special Permit as described in Section 3 of the Staff Report. The motion was seconded by Brent Mathison.

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

Greg Tuzzolo made a motion to determine that the request meets the criteria for a Downtown Overlay District Special Permit as described in Section 4 of the Staff Report. The motion was seconded by Brent Mathison.

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

Greg Tuzzolo made a motion to approve the Special Permit allowing multi-family use for the property at 10 Riverbank Road. The motion was seconded by Brent Mathison.

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

Discussion – Planning Board Regulations Feedback

The Board had an extensive conversation about the permit application process and timeline, the steps involved in a site plan review, and other aspects of the Planning Board process and related regulations.

Town Planner Updates

Bill Nemser reviewed with the Board some questions from Town Counsel related to cash/land donations for the Community Preservation Fund.

The Town is receiving applications for a new Conservation Agent to replace the Agent who recently left the position.

Greg Tuzzolo made a motion to adjourn, which was seconded by Brent Mathison .

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

Adjourned at 9:07 p.m.