

**Maynard Planning Board – Meeting and Public Hearing
May 8, 2018 - 7 p.m.
195 Main Street, Room 101**

Board Members Present: Andrew D’Amour – Acting Chair, Brent Mathison, Bill Cranshaw

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

Called to Order at 7:00 p.m. by Andrew D’Amour

Approval of Minutes

Bill Cranshaw made a motion to approve the Minutes of April 24, 2018, which was seconded by Andrew D’Amour.

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

Public Hearing – 115 Main Street

Andrew D’Amour opened the Public Hearing for 115 Main Street, but there was not a quorum for a vote.

Brent Mathison made a motion to continue the Public Hearing for 115 Main Street to May 15, 2018, which was seconded by Andrew D’Amour.

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

Public Hearing – 42 Summer Street

Andrew D’Amour opened the Public Hearing for 42 Summer Street, but there was not a quorum for a vote.

Brent Mathison made a motion to continue the Public Hearing for 42 Summer Street to May 15, 2018, which was seconded by Andrew D’Amour.

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

Public Hearing – 129 Acton Street Cell Phone Tower

Andrew D’Amour opened the Public Hearing. A representative of SBA Monarch Towers I, LLC, was in attendance and presented the renewal application for the tower. Bill Nemser and Wayne Amico had already reviewed the application and had no concerns. Abutter residents had sent a written request to the owner of the tower asking for more camouflaging of the 125’ tower in addition to the bushes currently around the bottom. Andrew D’Amour expressed that the residents’ concerns are out of the

scope of the special permit renewal and would not be a factor in determining whether or not the application meets the conditions for a renewal.

Andrew D'Amour opened the meeting up for public comment. An abutter resident publicly requested that the owner provide more camouflaging around at least the lower portion of the tower. Brent Mathison asked if the residents would be willing to pay for part of the cost of camouflaging since the tower predates the development. A resident responded that the homeowners' association does not have funds in the budget to do so.

Brent Mathison made a motion to continue the Public Hearing for 129 Acton Street Cell Phone Tower to May 15, 2018, which was seconded by Andrew D'Amour.

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

Public Hearing – Citizen's Petition for Zoning By-law Amendment

Andrew D'Amour opened the Public Hearing for the Citizen's Petition to amend the usage tables in the protective by-law to allow medical office, clinic, and healthcare facility uses in the industrial zone. The petitioner and the petitioner's attorney were in attendance to present the background for the petition. The Board's role is to determine whether or not to recommend the article to the Board of Selectmen at the Town Meeting on May 21, 2018.

A resident asked for clarification of the definitions related to medical, clinic, and hospital use. Bill Nemser and Brent Mathison read through the definitions aloud. The Board and some residents asked several questions of the petitioner. There was concern about including clinic and hospital use in the petition. The petitioner is not opposed to removing healthcare facilities from the petition, but there were questions related to the process of removing that part of the petition.

Brent Mathison made a motion to continue the Public Hearing for the Citizen's Petition for Zoning By-Law Amendment to May 15, 2018, which was seconded by Andrew D'Amour.

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

Town Planner Updates

The Town received many applications from a broad cross-section of the Maynard population for the Master Plan Steering Committee and is conducting interviews. Art Week was a great success. The interview process has begun for hiring an assistant Town Planner/Conservation Agent.

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

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

Adjourned at 8:03 p.m.