

# TOWN OF MAYNARD

MUNICIPAL BUILDING  
195 MAIN STREET  
MAYNARD, MASSACHUSETTS 01754

## Minutes CPC Meeting – Town Hall April 4, 2018

Members Present: Ellen Duggan, Randy James, Steve Jones, John Dwyer, Rick Lefferts, Jon Lenicheck

Members Absent: Tom Hesbach

Also Present: Lisa Hanley

John Dwyer called the Meeting to order at 7:00

### **ADMINISTRATION:**

#### **Motion by Jon to accept Minutes of the 3/21 Public Hearing/Meeting as amended.**

- Seconded by Ellen. Unanimously approved.

#### **Warrant Articles Changes Discussed**

- Changes to long term debt principal and interest
- Lisa will ask Mike Guzzo for a copy of the balance of the loan schedules and breakout of principal and interest for the Golf Course

#### **Motion by John to accept the changes to the Community Preservation Fund Budget Warrant Article for FY 2019**

- Seconded by Rick. Unanimously approved.

#### **Discussion of financials received from Mike Guzzo in 3/23/18 email. Discussion that some projects need to be closed out.**

- Steve will contact Mike Guzzo about this.

#### **Inclusionary Zoning By-Law/Downtown Overlay District – Rick explained**

- Discussion of density bonus (as pertains to Gruber Bldg. and Consignment Shop on Summer Street).
  - Lot area can be reduced to 800 sf if developer agrees to designate 15% units as affordable or to provide cash payment (affordable unit equivalent) which is to be determined by Affordable Housing Committee or BOS and
  - Business must make a donation to the Maynard Community Preservation Fund or equivalent town Fund. Rick explained that it is an undefined amount of money.
- Ellen suggested that Bill Nemser come to next meeting to explain. All agreed. John will contact him.

**PROJECT BUSINESS:**

**CPC Plan – Section One**

- Lisa, Ellen and John will plan to meet to complete

**Next Meeting will be 4/18/18.**

- Lisa advised the group that she will be on vacation 4/16-23

**Motion by Jon to adjourn meeting**

- Seconded by Steve. Unanimously approved.
- Meeting adjourned at 8:05

**Respectfully Submitted,**

**Lisa Hanley  
CPC Clerk**

**Timeline of Dates for May 2017 Town Meeting – FY2017 CPA Proposals:**

- October 3, 2016– Preliminary Application due
- Thursday, October 6, 2016 – CPC determines eligibility and notifies applicants
- November 9, 2016 – Final Applications due
- December 7, 2016 – CPC develops questions for proponents
- January 2017– Meetings with proponents and discussion
- February 15, 2017 – **Public hearing and final vote on proposals**

**2017-18 Committee Positions:**

Chair – John Dwyer  
Vice Chair – Rick Lefferts  
Treasurer – Steve Jones  
Clerk – Lisa Hanley