



**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, June 12, 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 (05.15.18)

2. Open Table (update): As part of their 2016 Planning Board Special Permit approval, the Open Table is required to appear before the Board for an evaluation and provide an update. One year from the original approval the Open Table appeared before the Board but had not opened and the Board requested they return in June 2018. This is at the approximate two year mark from the original approval.

3. Public Hearing – 170 Main Street (Continued from May 15, 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.

4. Public Hearing – 115 Main Street (Continued from May 15, 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.

5. Public Hearing – 42 Summer Street (Continued from May 15, 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.

6. Discussion – Open Space and Recreation Fund dedication requirement for DOD.

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: June 4, 2018
Version 1.0