

**Legal Notice
Maynard Planning Board
Maynard Town Hall
195 Main Street
Maynard, MA 01754**

Pursuant to Massachusetts General Law, Chapter 40A s.5, the Maynard Planning Board will hold a public hearing on Tuesday, July 14, 2020 at 7:00 p.m. via Zoom, to hear all persons interested in the Petition filed by Civico Development, 199 Main Street, Milford, MA 01757, to grant a Special Permit and Site Plan approval with waivers, for the Coolidge School located at 12 Bancroft Street.

This meeting will be conducted remotely. To access and participate in the meeting:

- Option 1 (Zoom Video): Participate using a computer, click <https://us02web.zoom.us/j/87931522781?pwd=YkwwWFp2M21vUWcrTnA4WUUxeFZ5UT09> or go to this link:
 - Meeting ID: 879 3152 2781
 - Password: 664803
- Option 2 (Audio only): Participate by telephone: 1-646-558-8656 or 1-312-626-6799
 - Meeting ID: 879 3152 2781
 - Password: 664803

Meeting will be live streamed on the Town of Maynard Facebook page. All meeting materials can be accessed on Board Docs at: <http://go.boarddocs.com/ma/tom/Board.nsf/goto?open&id=BQNMVS5A7058>. Materials can be provided by email by contacting: Bnemser@townofmaynard.net. Questions for the Board before or during the meeting can be emailed to: Bnemser@townofmaynard.net.

The subject property is currently owned by the Town of Maynard, 195 Main Street, Maynard, MA 01754. This request is to facilitate private development of the Coolidge School. If granted, the requested Special Permit would allow a Multi-family use in the General Residential district. Site Plan waivers from the Zoning By-laws are also being requested to provide relief from parking requirements: 17 spaces proposed – 24 required (Section 6.1.5).

Background

The Town, led by the Coolidge School Working Group (CSWG) has been involved in an initiative to repurpose the Coolidge School since 2018. The goals of this effort are to:

- Transfer Coolidge School from Town to private ownership.
- Preserve the sledding hill for the public.
- Preserve the school facade.
- Create affordable housing.
- Maximize the benefit to the Town.

In 2019, a Request for Proposals (RFP) was issued for a developer to repurpose the Coolidge School. Civico Development was recommended by the CSWG. The conceptual plans were presented at the October Special Town Meeting, where approval was given to sell the property. The Board of Selectmen have authorized Town Administrator Johnson to negotiate the sale.

The CSWG believes the redevelopment as proposed by Civico meets all the goals for the initiative. The project as proposed also requires an ANR determination by the Planning Board and Variances from the Zoning Board of Appeals.

Bill Nemser, AICP, LEED AP
Town Planner

