

Meeting of the Maynard Planning Board July 28, 2020, 7:00 P.M.

THIS MEETING WILL BE CONDUCTED REMOTELY. TO ACCESS AND PARTICIPATE IN THE MEETING:

- Option 1 (Zoom Video): Participate using a computer, click or go to this link:
<https://us02web.zoom.us/j/87931522781?pwd=YkwvWFp2M21vUWcrTnA4WUUxeFZ5UT09>
Meeting ID: 879 3152 2781
Password: 664803
- Option 2 (Audio only): Participate telephone:1 646 558 8656 or 1 312 626 6799
Meeting ID: 879 3152 2781
Password: 664803
- All meeting materials can be accessed on Board Docs at:
<https://go.boarddocs.com/ma/tom/Board.nsf/goto?open&id=BMRHMN492182>
- 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
- Meeting will be live streamed on the Town of Maynard Facebook page.

7:00 PM: Call Meeting to Order

- I. Approval of Minutes**
- II. Determination Major/Minor Modification - Mill and Main:** Lincoln Property Management on behalf of Mill and Main is requesting the Board determine if the addition of vehicular storage constitutes a minor or major amendment. Vehicle storage is a “by-right” use however, it will result in a loss of parking at the campus and therefore affect the Site Plan.
- III. Maynard Crossing:** Staff update on site lighting.
- IV. Determination - Maynard Crossing (Building R-9):** Maynard Crossing JV, LLC is requesting the Board determine if the relocation of the approved 18’X18’.5” dumpster pad from the southeast of Building R-9 to the property line with 141 Parker Street constitutes a minor or major amendment to the approved Site Plan.
- V. Public Hearing – 12 Bancroft Street (Coolidge School):** Civico Development, 199 Main Street, Milford, MA 01757, is requesting a Special Permit and Site Plan approval with waivers, for the Coolidge School located at 12 Bancroft Street. 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 12-unit 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). 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.
 - The CSWG believes the redevelopment as proposed by Civico meets all the goals for the initiative.
- VI. Town Planner Update**
- VII. Correspondence**
- VIII. Adjourn**

Note: meetings to conclude at 9PM unless otherwise authorized by the Chair.