

Meeting of the Maynard Planning Board August 11, 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=YkwvWFp2M21vUWcrTnA4WUxhZlZ5UT09>
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:
<http://go.boarddocs.com/ma/tom/Board.nsf/goto?open&id=BRPQJ6697CA3>
- Materials can be provided by email by contacting: 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 (07.14.20)**
- II. Determination Major/Minor Modification - Mill and Main (Continued from July 28, 2020):** 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. Public Hearing – 12 Bancroft Street, Coolidge School (Continued from July 28, 2020):** 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.
 - Maximize the benefit to the Town.
 - Preserve the sledding hill for the public.
 - The CSWG believes the redevelopment as proposed by Civico meets all the goals for the initiative.
 - Preserve the school facade.
 - Create affordable housing.
- IV. Public Hearing – Zoning By-laws:** The Board will determine if they will recommend approval to the Town Meeting of May 18, 2020, changes to the Zoning By-laws amending the “Zoning Map of Maynard” by changing the zoning designation from “General Residence” to an “Open Space” zoning district for the property located at Coolidge School 12 Bancroft Street (Assessor’s Map 20, Parcels 234).
- V. Public Hearing – Zoning By-laws:** The Board will determine if they will recommend approval to the Town Meeting of May 18, 2020, changes to the Zoning By-laws amending Section 11.0 “Definitions” by adding the definition for “For-profit educational institution”.
- VI. Public Hearing – Zoning By-laws:** The Board will determine if they will recommend approval to the Town Meeting of May 18, 2020, changes to the Zoning By-laws amending Section 9.4.10 “Parking” by changing the Section Number from 9.4.10 to 9.4.9.
- VII. Public Hearing – Zoning By-laws:** The Board will determine if they will recommend approval to the Town Meeting of May 18, 2020, proposed changes to the Zoning By-laws amending the Water Supply Protection District Map dated March 2017.
- VIII. Keene Avenue Road Acceptance:** The Board will determine if they will recommend approval to the Town Meeting of May 18, 2020, acceptance by the Town of Keene Avenue.
- IX. Town Planner Update**
- X. Correspondence**
- XI. Adjourn**

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

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: August 4, 2020
Version 1.0