



**TOWN OF MAYNARD**  
**Maynard Planning Board**  
MUNICIPAL BUILDING  
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**Maynard Planning Board Report to the Special Town Meeting of May 15<sup>th</sup>, 2023  
On Proposed Amendments to the Protective Zoning By-laws**

The Planning Board would like to make the following report **recommending approval** of the following sponsored articles:

**Article 35 DOD**

The proposed revision addresses affordable housing in the “Downtown Overlay District” (DOD). DHCD (Department of Housing and Community Development) guidelines currently define “affordable housing” as housing affordable to individuals making 80% of Area Median Income (AMI). The AMI is based on the entire Greater Boston Metropolitan Statistical area (MSA) which includes several very high-income municipalities. The Planning Board is concerned that this disparity may result in the creation of affordable units priced proportionally higher for Maynard than they would be in other municipalities within the MSA. Passage of this proposed revision would allow some units in a multi-unit complex in the DOD to be designed for 60% AMI.

**Article 36 Body Art**

The Planning Board believes the existing Board of Health regulatory framework for body art adequately regulates Body Art. If passed, the districts where Body Art establishments may operate would be generally consistent with where a hair salon or other personal service are allowed and permitted “by right”. Associated definitions are also revised.

**Articles 37 and 38 Home Based Business and Trade Shops**

The Town currently allows many home businesses by right (no permit required) or by Special Permit *provided that the activity is secondary to residential use*. Today, there are many residents using their homes to conduct business in Maynard’s neighborhoods - this was highlighted by the pandemic. The Planning Board believes the Town’s existing regulations can be updated to allow residents to work from home while protecting neighborhood character. The proposed change would regulate a home business by potential community impacts. This differs from the current regulations which govern by specific uses. The proposal also changes the definition of Trade Shop and eliminates it from a location within a residential district (current permit holders would retain their status or change to the new permit upon expiration of the previous permit). The proposed change has been formally endorsed by the Zoning Board of Appeals.

May 12, 2023

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**Chris Arsenault, Chair**