



Welcome to  
**MAYNARD**

# Special Town Meeting

October 27, 2025

*Fowler School*

*3 Tiger Drive • Maynard, Massachusetts*



# Town Moderator

## Dick Downey

presiding over Special Town Meeting October 27, 2025

### Select Board

David Gavin, Chair

Jeff Swanberg

Lindsay McConchie

Mike Stevens

Chris DiSilva

### School Committee

Maro Hogan, Chair

Hilary Griffiths

Alexis Fishbone

Mary Brannelly

Natasha Rivera

### Finance Committee

Jillian Prendergast, Chair

Peter Campbell

Nikhil Rao

Katie Moore

Nathaniel Dwyre

Linda Holt

Nathan Wigfield

### Town Administrator

Gregory W. Johnson

### Town Clerk

Melissa L. Pelletier



# By-Law Amendment: Maynard High School Scholarship Committee

## **MOTION:**

Move to approve Article 1, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

This article will correct an oversight and include the Scholarship Committee in the list of appointments by the Select Board, with a specific number of members (7) and staggered terms to ensure continuity.



# Acceptance of Legislation for Increase of Survivor 101 Benefit

## **MOTION:**

Move to approve Article 2, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

This article requests a benefit increase under M.G.L. c.32 § 101 to the surviving spouse of a retiree who retired on disability. Currently, the benefit provides annual allowance of \$6,000. Acceptance of this article would increase that allowance to \$12,000 annually. This increase doesn't impact the Town of Maynard's general fund.



# Accept Provisions of c. 138 § 12D to Allow Transfer of On-Premises Wine and Malt Liquor Licenses to All-Alcohol Beverage Licenses

## **MOTION:**

Move to approve Article 3, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

This article would allow on-premises wine & malt beverage license holders, such as a restaurant that is already licensed to serve beer and wine, to trade in their existing licenses for a non-transferable on-premises all-alcohol beverage license.



# Rescind Authorized and Unissued Debt

Article #4

## **MOTION:**

Move to approve Article 4, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

The town's Treasurer/Collector identified previously authorized and unissued debt for projects that are either complete or will not be initiated.



# Authorize Lease-License of Municipal Property for Solar Photovoltaic Installation

Article #5

## **MOTION:**

Move to approve Article 5, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

This article allows the Select Board the option to lease the rooftops of the new Green Meadow School and other municipal buildings to solar energy companies, and is largely identical to the previously authorized articles at the Annual Town Meeting in June 2020 for installing solar panels at Maynard High School.



# Authorization to Enter Tax Agreement for Town and School Property

Article #6

## **MOTION:**

Move to approve Article 6, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

This article allows the option to enter into a structured tax agreement relating to solar energy systems on the new Green Meadow School and other municipal buildings and is largely identical to previously authorized articles at the Annual Town Meeting in June 2020 for installing solar panels at Maynard High School.



# Transfer of PFAS Settlement Funds

Article #7

## **MOTION:**

Move to transfer from the PFAS Settlement Fund the sum of \$777,250.05 into the Water Improvement Fund to pay costs related to infrastructure, maintenance, and operation of the town's water service systems, or take any action relative thereto.

## **PURPOSE:**

This article takes funds received from nation-wide class action court cases and transfers them to accounts that contribute to the town's long-term plans for improvements to the community's water supply management and treatment.



# Water Capital Improvements: Road Map

Article #7

## Near Term (within 5 years)

- Exploration and initiation of permitting for new well sources at Rockland Avenue and Old Marlboro Road (OMR)
- Distribution system evaluation for storage, water age, and water quality
- Initiate the design of PFAS removal treatment for all water sources

## Long Range

- Upgrade and combine the Old Marlboro Road & Green Meadow plants
- Pursue connection to the state's water supply ("MWRA")



# Planning for Maynard's Water Future

*Ensuring a Clean, Reliable Water Supply for Generations to Come*

Maynard is investing in the future of its drinking water – ensuring it stays safe, sustainable, and affordable through 2075

## Why Now?

- ✓ Aging infrastructure and evolving water quality standards
- ✓ Natural minerals and trace PFAS detected in local sources
- ✓ Growing water demand for new homes and businesses



## Our Goal

A reliable, resilient, and high-quality water system that meets community needs and protects public health.



# Taking Action – The Road Ahead

*Investing Today for Tomorrow's Water Reliability*

A clear roadmap is in place — balancing near-term needs with long-term sustainability.

Immediate Improvements (2025 – 2030)	Long-Term Planning (2030–2075)	Community Benefits
<ul style="list-style-type: none"><li>✓ Drill and evaluate new test wells at Rockland Ave and Old Marlboro Road</li><li>✓ Initiate the design of PFAS removal systems across all water sources</li><li>✓ Upgrade and clean water storage tanks to improve circulation</li><li>✓ Modernize plant equipment and controls to meet new water quality standards</li></ul>	<ul style="list-style-type: none"><li>✓ Upgrade and combine the Old Marlboro Road &amp; Green Meadow plants</li><li>✓ Evaluate MWRA interconnection for backup or supplemental supply</li><li>✓ Adapt the plan as population, technology, and regulations evolve</li></ul>	<ul style="list-style-type: none"><li>✓ Continued compliance with health and safety standards</li><li>✓ Reliable water supply during droughts or peak demand</li><li>✓ Lower long-term maintenance costs through smarter investments</li></ul>

***"A proactive plan today means clean, dependable water for Maynard's future."***



# **Zoning By-Law Amendment: Section 2.2 of "Overlay Districts"**

**Article #8**

## **MOTION:**

Move to approve Article 8, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

This article will amend the list of Overlay Districts to include the  
Powder Mill Overlay District (PMOD).



# **Zoning By-Law Amendment: Section 9.4 of "Downtown Mixed-Use Overlay District"**

**Article #9**

## **MOTION:**

Move to approve Article 9, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

This article will establish consistency throughout the Zoning  
By-Laws for residential parking requirements.



# **Zoning By-Law Amendment: Section 9.7 of "Powder Mill Overlay District"**

**Article #10**

## **MOTION:**

Move to approve Article 10, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

Item 1 of this article will amend the existing Powder Mill Overlay District (PMOD) with three new sub-districts (D, E, and F).

Item 2 of this article will amend the Zoning Map of Maynard to include the three new PMOD sub-districts (D, E, and F).



# Powder Mill Corridor Initiative

Article #10

Updating zoning to shape future development and revitalize the area along Powder Mill Road to encourage a mix of uses to serve the community.

## Timeline

- Fall 2020 – Initiative established as a Master Plan Goal
- Winter 2020 – Kick-off Community Forum and community study
- Winter 2021 – 2<sup>nd</sup> Community Forum
- Spring 2022 – Phase 1 Report Finalized
- Fall 2022 – Engagement with Focus Groups
- Fall 2023 – Planning Board Hearings commence
- Winter 2023 – Public Open House
- Spring 2024 – Passage of Sub-District A of PMOD during Town Meeting
- Summer 2025 – Planning Board Hearings for Sub-Districts D, E, and F



# Powder Mill Overlay District (PMOD)

Article #10

The Overlay District is optional zoning that is placed over the existing zoning. The PMOD is designed to incentivize development and align with community goals by modifying use regulations, dimensional standards, parking regulations, affordable housing parameters, and design guidelines.



Support for  
Small  
Businesses



Affordability



Streetscapes  
Complete  
Streets



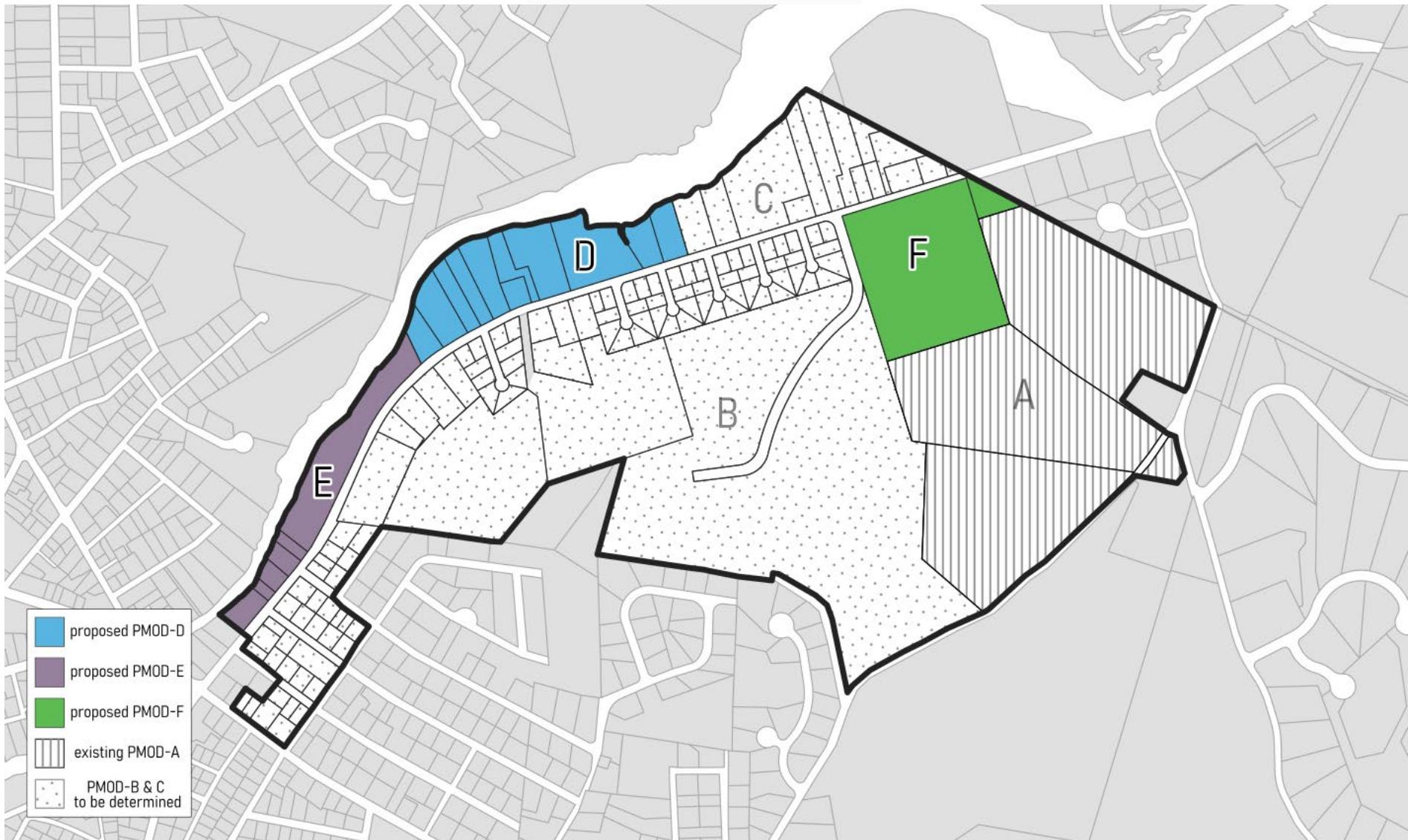
River Access



Revitalization  
and New  
Growth

# Zoning Map Amendment:

Article #10



October 27, 2025

SECRET, 2/3<sup>rd</sup> VOTE  
<sub>18</sub>



# PMOD – Sub-District D, E, and F

Article #10

## What stays the same?

- Base zoning remains intact
- Department of Public Works (DPW) approval for adequate utilities
- Requirements for Site Plan Review and Special Permits

## What are the important changes?

- Changes in allowed uses by-right and by special permit (see Section 9.7.9)
- Updated specifications for dimensional requirements and parking
- Adding Affordable Housing Criteria for D, E, and F (Section 9.7.6.2)
- Adding Building and Site Design Guidelines (Section 9.7.10)



# **Zoning By-Law Amendments:**

## **Section 9.2 of**

# **"Water Supply Protection District"; and,**

## **Section 11 of "Definitions" for**

# **Battery Energy Storage System**

**Article #11**

### **MOTION:**

Move to approve Article 11, as printed in the warrant, except the words: in item (1) of “in excess of 15kWh”; and in item (2) to strike the sentence “This definition does not apply to residential uses storing 15 kWh or less.”, and replace it with “This definition does not apply to residential uses under 20 kWh per individual unit, or 80 kWh for the aggregate of units.”; and except the words: “to do or act thereon.”



# **Zoning By-Law Amendments:**

## **(1) Section 9.2 of "Water Supply Protection District"; and,**

## **(2) Section 11 of "Definitions" for Battery Energy Storage System**

### **PURPOSE:**

Item (1) of this article will prohibit the siting of commercial Battery Energy Storage Systems (BESS) within the Water Supply Protection District.

Item (2) of this article establishes the definition of Battery Energy Storage Systems (BESS) in the Zoning By-Laws.



## Section 11, "Definitions"

Article #11

### Proposed Definition with Revised Text:

**Battery Energy Storage System (BESS):** One or more containers or cabinets on a lot containing batteries and related equipment, assembled together, capable of storing electrical energy in order to supply electrical energy to the power grid at a future time. This includes all accessory equipment on said lot necessary for energy storage including but not limited to inverters, transformers, cooling equipment, switching gear, metering equipment, transmission tie-lines, and other power interconnection facilities and/or a project substation, but does not include public utility owned and operated interconnection equipment, regardless of location, or other interconnection equipment to be located on the real property of the public utility or within its right of way, determined to be necessary by the public utility to facilitate the BESS interconnection with the power grid whether for bringing power to the BESS or for returning it to the power grid, a stand-alone 12-volt vehicle battery, or an electric motor vehicle. ~~This definition does not apply to residential uses storing 15 kWh or less.~~ This definition does not apply to residential uses under 20 kWh per individual unit, or 80 kWh for the aggregate of units.



# **Citizens' Petition: Home Rule Petition: Prohibit Anticoagulant Rodenticides Within the Town of Maynard**

**Article #12**

## **MOTION:**

Move to approve Article 12, as printed in the warrant ,  
except the words: "to do or act thereon."

## **PURPOSE:**

From Lead Petitioner



Welcome to  
**MAYNARD**

*Thank you!*



# SURVEY

<https://www.surveymonkey.com/r/8JKWSBY>

