



PLANNING BOARD
TOWN HALL
195 MAIN STREET
MAYNARD, MA 01754

Minutes: November 9, 2010

Attending: Greg Price, Max Lamson, Ken Estabrook, Mike Bingley, Marie Morando,
Planner Assistant

Absent: Jason Kreil

Discussion: Community Development Principles

KE – started with discussion with the history of the principles. Brendon Chetwynd former Chair of the Planning Board was on this committee and when it was elected to BOS he stepped down as the Planning Board representative and Ken Estabrook sat on the committee. The proper place for these principles are in a Master Plan. We do take most of these principles into consideration when we look at each development. The board went over each principle and commented on where they are in the bylaws.

MB – we are governed by MGL and Zoning Bylaws.

ML – maybe we could fold these principles into the design criteria in the Site Plan Review process.

KE – caution the board that a decision is a legal document and how would we defend a decision that has this principles incorporated into.

The following are a list of the principles and where they already exist and where they could exist.

1. **Concentrate development and integrate uses:** This is already covered in the Zoning Bylaws with the Downtown Overlay District and the Neighborhood Business Overlay District and it should be in the Master Plan.
2. **Protect the village character of downtown Maynard.** Yes this is in the Bylaws and should be in the Master Plan.
3. **Redevelop and Reuse.** This should be in the Master Plan.
4. **Use Natural Resources Wisely.** This should be added to the Zoning Bylaws with the help of the Green Committee and in the Master Plan.
5. **Expand housing opportunities.** This is already in the Zoning Bylaws with the Downtown Overlay District.
6. **Provide a variety of transportation choices:** This is in the Zoning Bylaws with pedestrian traffic and the something in the sub-division regulations. This would be covered under the Master Plan.

7. **Respect Cultural and Historic Resources.** There is nothing now to enforce this but it should be in the Bylaws and the Master Plan.
8. **Protect Land, River and Ecosystems:** There is a requirement in the Zoning Bylaws for this in Site Plan Approval for the developer to go to conservation. This also should be in the Master Plan.
9. **Make Effective Land Use Decisions.** This principle was the implementation of the 1-8 when it was written. This should be in the Master Plan
10. **Manage Infrastructure Effectively:** Master Plan

Greg Price will be sending communication to BOS.

Discussion: Trish Saunders sent an e-mail to the board re: Body Art Establishments
The board agreed that instead of e-mails going back and forth – that Greg through Marie will reach out to Trish for a telephone conversation.

Discussion: Review Committee of the Bylaws with Blatman, Bobrowski & Mead
MM distributed hard copies of the memo to the BOS from Mark Bobrowski who missed the meeting on October 26, 2010 with Lisa Mead.

Discussion: Where is the BOS with this? Has this been developed into a working committee? TC are recommending a complete rewrite that is going take 6 months to a year to complete. We know that the board will involved with this – Is Brendon going to be on this committee. Ken and Greg volunteered to be on the committee with an alternate of Mike Bingley.

MB – motion to approve amended minutes of October 26, 2010 –
2nd ML

Any discussion – no

Motion passed – 4-0

KE – motion to adjourn 8:30 pm.

2nd MB

Motion passed – 4-0

Minutes Approved 11-23-10 signed by the Chair Greg Price