



PLANNING BOARD
TOWN HALL
195 MAIN STREET
MAYNARD

Minutes: December 28, 2010

Attending: Greg Price (GP), Ken Estabrook, (KE) Max Lamson (ML) Jason Kreil (JK) , Mike Bingley (MB)
Marie Morando,(MM) Planner Assistant
Also attending: Brendon Chetwynd (BC), Selectman and Mark Bobrowski (MarkB), Town Counsel

MM – gave a summary of different projects:
McDonald’s Restaurant – 2-4 Main Street, Maynard
Play space inside McDonalds. This is not as described. Please check the minutes.
Fence between McDonalds Restaurant and MacDonald Development – they have agreed not to have the fence. They would have to come in front of the planning board for a substantial or non-substantial change.
Did they change their plans for inside the building?
Please contact Tessa Bernstein of McDonald’s corporation.

Mark Bobrowski, Town Counsel went over some of the particulars that the board would be looking at: We have a complicated bylaws, he would like to simplify. This is projected to ready for Fall Town Meeting 2011, 1st draft would be completed by June 1st between the board and Town Counsel and they we would have public hearings, a workshop and public comment at public hearing. MB says we might be looking at 3 drafts before we have a document ready for town meeting.
BC – this is a comprehensive rewrite. Do you think it will be ready for Fall Town Meeting, MarkB – said yes; this will have no policy changes.

KE- the master plan is about 20 years old, not useful. In 2004 we adopted a Community Development Plan.
At fall town meeting we adopted that the rules and regulations appendix is a separate document.
Definitions will be in the back of the book.
MarkB will clarify some of the definitions. The use table will take in one night.
Will be looking at home occupation, development agreement.
Next meeting will be non-conforming; he will have a handout before the next meeting.
Please invite the ZBA to the next meeting.

Concerns about Adult Entertainment. Body Art changes from 300 feet to 100 feet; will look at the closer.

Next meeting: January 11, 2011 at 7:00 pm

JK motion to adjourn

2nd MB

Motion passed 5-0

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