

**APPROVED: May 24, 2011**



978-897-1329

TOWN OF MAYNARD  
**PLANNING BOARD**  
Town Building  
MAYNARD, MASSACHUSETTS  
01754

Minutes: May 10, 2011

Attending: Mike Bingley (MB), Acting Chair, Max Lamson (ML), Jason Kreil (JK), Ken Estabrook (KE) and Marie Morando (MM), Planning Assistant

Absent: Greg Price

MB – opened the meeting at 6:55 pm

MB – motion to approve minutes of April 12, 2011 –

Any discussion – none – Motion passed – 3-0 MB, ML and JK voting – KE arrived at 7:00 pm

ANR – 16 Deane Street – the applicant – Ron Ham and Scott Hayes, Foresite Engineering

Discussion: The lot is in the general residence district and there is an existing house lot with excess of 8000 square feet; frontage on Warren Street. There is a grade drop and that is why they want to have an easement on the property. It would be one less curb cut on the street. The developer wants to put the garage under the new house. The front set back is 25' - they have 78' from the street. Look on page 7 of the bylaws. The utilities will enter the lot from Warren Street. There is a 7 foot drop from the original lot to the new lot, that is why the developer wanted an easement from the original lot to the new lot.

MB- motion to endorse the ANR plan at 14 Deane Street, Maynard,

2<sup>nd</sup> KE – any further discussion/comments – no – motion passed 4-0

7:15 pm – opened the public hearing on 170 Main Street

Steve Poole represented the applicant

They have configured the buildings on the lot; they found a way to keep both buildings out of the residential district; reworked the parking layout; waiting on the landscape design, he will be submitting the revised plan on by Monday, May 17, 2011. They downsized the addition. They are still looking for a waiver for the not having the 2<sup>nd</sup> floor on either building. The new bank building doesn't want a tenant upstairs and why would you put it on a gas station.

KE – motion to continue 170 Main Street to June 14, 2011 at 7:00 pm

2<sup>nd</sup> by MB – any further discussion – none

Motion passed 4-0

Discussion: new membership – two potential members will be attending the May 24, 2011 meeting; KE – said he had another potential member and I told him to reach out to him and have him attend that meeting.

Meeting adjourned 8:20 pm