



**TOWN OF MAYNARD
PLANNING BOARD**

Meeting Notice

195 Main Street

Maynard, MA 01754

Tel: 978-897-1302

Fax: 978-897-8489

www.townofmaynard-ma.gov

Town Clerk's Stamp

Meeting Agenda – 7:00 PM Tuesday, July 10, 2018

Maynard Town Hall, Room 101 (Soup Campbell Room)

Greg Tuzzolo - Chair, Andrew D'Amour - Vice Chair/Clerk, Brent Mathison, Megan Zammuto, Bill Cranshaw and Jim Coleman

7:00 PM - Call to Order

- 1. Approval of Minutes (06.12.18)**
- 2. Election of PB Chair for 2018/19**
- 3. Request for appointment of Jim Coleman to the Community Preservation Committee**
- 4. Public Hearing – 170 Main Street (Continued from May 15, 2018):** the petitioner is requesting Site Plan Review and Special Permit approval to re-develop the existing full service gas station at 170 Main Street (Jimmy's Garage) into a mixed-use project that will include a convenience store with drive-thru, gas station, and bank with drive-thru. The bank and associated drive-thru is expected to be removed from the re-submitted plan. The subject property is located within the Downtown Overlay District (DOD). The project is subject to design review. The requested Special Permits are to:
 - i. Modify the existing Special Permit allowing "motor vehicle light source" use.
 - ii. Allow two drive-thru uses.
 - iii. Provide relief from sign regulations (setback) of Zoning By-law.
- 5. Discussion – Open Space and Recreation Fund dedication requirement for DOD.**
- 6. Town Planner Update**
- 7. Correspondence – Review/questions**
- 8. Adjourn**

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: July 3, 2018
Version 1.0