

**Maynard Planning Board – Meeting and Public Hearing
July 10, 2018 - 7 p.m.
195 Main Street, Room 101**

Board Members Present: Greg Tuzzolo – Chair, Brent Mathison, Megan Zammuto, Bill Cranshaw, Jim Coleman -- Alternate

Others Present: Bill Nemser – Town Planner

Called to Order at 7:00 p.m by Greg Tuzzolo

Approval of Minutes

The Board reviewed the Minutes of June 12, 2018. Bill Cranshaw requested two minor revisions to the submitted Minutes and the Board agreed.

Greg Tuzzolo made a motion to approve the amended Minutes of June 12, 2018, which was seconded by Brent Mathison.

The Board voted 5-0 in favor of the motion.

Public Hearing – 170 Main Street (Continued from May 15, 2018)

Greg Tuzzolo reopened the continued Public Hearing for 170 Main Street (Jimmy’s Garage). The petitioner presented an overview of the revised plan with a reconfigured layout, which is not yet completed. The project will not be using the Downtown Overlay District by-laws. The project architect, Tim Hess, presented an overview of the architectural features of the project.

Due to the changes in the project plans, Bill Nemser stated that he will re-notice the project.

The Board provided feedback to the petitioner, asking him to consider putting more of a buffer between the proposed building and the adjacent residential properties and to ensure that the lights from the canopy do not create a nuisance for the abutting residences. They also discussed careful consideration of parking requirements and not exceeding what is necessary, as well as whether or not an entrance at Sudbury Street is necessary.

The petitioner requested to withdraw the original application so that he can submit a new application with the revised plan.

Greg Tuzzolo made a motion to withdraw the application for 170 Main Street without prejudice, which was seconded by Brent Mathison.

The Board voted 4-0 in favor of the motion.

Election of Planning Board Chair

The Board decided to postpone the election of a Planning Board Chair until Andrew D'Amour is present.

Request for appointment of Jim Coleman to the Community Preservation Committee (CPC)

Bill Nemser stated that the Planning Board is required to have a representative on the CPC, designated by the Planning Board and appointed by the Board of Selectman.

Greg Tuzzolo made a motion to designate Jim Coleman as the Planning Board Representative to the Community Preservation Committee. The motion was seconded by Brent Mathison.

The Board voted 5-0 in favor of the motion.

Discussion – Open Space and Recreation Fund dedication requirement for DOD

There was a provision in the zoning by-laws that called for an unspecified donation amount to a fund for open space recreation land. Bill Cranshaw and the CPC created draft text, specifying a safe-harbor number, for the Board to review for inclusion in the Planning Board Rules and Regulations. The Board discussed some revisions which Bill Nemser will draft and send out to the Board.

Town Planner Updates

Bill Nemser stated that the Master Plan survey is available for completion by town residents. He encouraged the Board to promote the survey to as many residents as possible.

There will be a second Planning Board meeting in August. The Board agreed to meet on August 28th.

There will be a bike share location at Mill and Main.

Greg Tuzzolo mentioned that he had sent James MacDonald a reminder to have his completed application with all required information submitted by July 24. He also asked that Bill Nemser contact the appropriate person to ensure that any Rail Trail trees that have died since being planted are replaced under warranty if possible.

Bill Cranshaw asked about the "Welcome to Maynard" sign that was supposed to be installed near the Rail Trail at Acton Street. Bill Nemser will follow up.

Jim Coleman stressed the importance of receiving surveys from James MacDonald as part of the applications for both of his pending projects (115 Main Street and 42 Summer Street).

Greg Tuzzolo made a motion to adjourn, which was seconded by Brent Mathison.

The Board voted 5-0 in favor of the motion.

Adjourned at 8:09 p.m.