



**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](http://www.townofmaynard-ma.gov)

Town Clerk's Stamp

***Meeting Agenda – 7:00 PM Tuesday, September 25, 2018***

***Maynard Town Hall, Room 101 (Soup Campbell Room)***

**Greg Tuzzolo - Chair, Andrew D'Amour - Vice Chair/Clerk, Megan Zammuto, Bill Cranshaw, Jim Coleman and Chris Arsenault**

**7:00 PM - Call to Order**

**1. Approval of Minutes**

- 2. Public Hearing – 170 Main Street (Continued from August 28, 2018):** the petitioner Dimopoulos Realty Trust, 170 Main Street, Maynard, MA 01754, 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). The new project will include a gas station and convenience store with drive-thru. The requested Special Permits applications are to:

- a. Modify the existing Special Permit allowing "motor vehicle light service" use.
- b. Allow one drive-thru use.
- c. Provide relief from sign regulations (setback) of Zoning By-law.

- 3. Public Hearing – 31 Main Street (Continued from August 14, 2018):** The petitioner Greg Adams (P.O. Box 504, Maynard, Ma. 01754) is requesting approval of a Site Plan and a Special Permit for the property located at 31 Main Street, Maynard, MA. The proposed plan is to replace the existing structure with a mixed-use project consisting of five (5) residential units and first floor commercial space. The applicant is requesting a Special Permit to allow for private offsite parking per Section 9.4.9.2. of the Zoning By-laws. The applicant is also requesting a waiver to allow a reduced property line setback from the 10-foot parking space setback requirement for several onsite spaces and a waiver under 6.1.10.4 for a reduction of the access drive from 24 feet to 20 feet.

**4. Town Planner Update**

**5. Correspondence – Review/questions**

**6. Adjourn**

This Agenda is subject to change  
Greg Tuzzolo, Chairperson  
Posted by: Bill Nemser, Town Planner  
Date: September 19, 2018  
Version 1.0



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### Maynard Planning Board PUBLIC HEARING GUIDELINES

The meetings will be conducted with decorum. This means that the members of the Board and the public are required to respect each other at all times. We may not always agree with one-another but we can work to resolve differences with patience and understanding.

As a member of the public you are encouraged to participate in the hearing. To ensure the meeting proceeds in an orderly manner, please follow these procedures if you wish to comment or ask a question of the Board:

- Ensure you have signed into the meeting (sign-in sheet located in rear of room).
- Proceed to the speaker's podium or designated area once the Chair has opened up the meeting/hearing for public comment.
- When you are recognized to speak, please state your name and address.
- Direct all questions to the Board through the Chair.
- Limit your questions and statements to three (3) minutes. After everyone has had a turn to speak, you may be given a second chance to speak, time permitting.
- Limit your statements/questions to the topic at hand.
- Talk **ONLY** about issues that are under the jurisdiction of the Planning Board.

The order of discussion is as follows:

- The applicant will make a presentation.
- The Board will respond to the applicant.
- The Chair will open the hearing for public comment.
- The Board will at that point either:
  - (a) Close the hearing: no new information will be accepted except under extra ordinary conditions.
  - (b) Continue the hearing to a date certain where all will be permitted to participate. The date and time of this continuance will be announced **ONLY** at the first and subsequent meetings.

If you have any questions about procedures, please feel free to contact our Town Planner, Bill Nemser at 978-897-1302 during regular office hours, which are, Monday, Wednesday and Thursday 8:00 AM — 4:00 PM, Tuesday 8:00 AM -7:00 PM and Friday 8:00 AM – 12:00 PM.