

**Maynard Planning Board – Meeting and Public Hearing**  
**September 11, 2018 - 7 p.m.**  
**195 Main Street, Room 101**

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**Board Members Present:** Greg Tuzzolo – Chair, Andrew D’Amour – Vice Chair, Megan Zammuto, Bill Cranshaw, Jim Coleman, Chris Arsenault – Alternate Member

**Others Present:** Bill Nemser – Town Planner, Robert Buckley – Senior Partner at Riemer and Braunstein, David and Laura Veo – Principals of Freedom Development

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

**Approval of Minutes**

Bill Cranshaw requested that the Board postpone approval of the Minutes of August 14, 2018 and August 28, 2018 as submitted in order to have more time to review them. The Board agreed to postpone approval until the next meeting.

**Informal Presentation**

Robert Buckley, an attorney representing David and Laura Veo of Freedom Development, who bought the property at 25 Nason Street, presented information on the developers’ plans for the property. They are interested in developing a small, boutique-style hotel at that location. Mr. Buckley would like to propose a slight revision to the by-law text for the Central Business District to change the wording to include the term “boutique-style hotel” versus just hotel/motel/extended-stay. His position is that it would not change the substance of the by-law but could enhance the downtown atmosphere and appeal.

The Board discussed adding a definition of boutique hotel and various ways in which the text could or should be added to the by-laws. Overall, the Board was in support of the proposed amendment.

Jim Coleman asked the developers to describe what they envision for the property at 25 Nason Street. Laura Veo explained that typically a boutique hotel is defined by the following attributes:

- 10-100 rooms
- in an urban area
- generally one-of-a-kind
- offer exceptional services
- have a local feel
- incorporate local area history/specialties

Laura Veo provided examples of what they would want to incorporate as part of their proposed boutique hotel:

- a rotating gallery of artwork from local artists in the lobby
- local musicians/performances
- local look and feel (similar to the mill)
- rooftop deck
- small lounge
- multi-functional lobby space for breakfast in the morning, afternoon arts show with wine, etc.
- offerings of a four-star hotel but on a much smaller scale
- ideally 30-40 rooms
- smaller rooms than a large hotel

Laura Veo stated that there are currently seven hotels within 11 miles of Maynard, totaling 654 rooms. The only one that might be considered a boutique hotel would be the Colonial Inn, which is approximately six miles from Maynard and has 56 rooms.

After discussing various potential ways of revising the verbiage of the by-laws, the Board recommended that there be a separate line added for boutique hotel, including a definition.

A draft revision will be added to a future agenda for review and discussions.

### **Public Hearing – 115 Main Street (Continued from August 14, 2018)**

No additional information was received by the applicant prior to the Public Hearing and the applicant was not in attendance. Bill Nemser relayed to the Board that he and the Chair had previously coordinated with the applicant and that the applicant had requested a continuance to the October 16, 2018 meeting. Andrew D'Amour made a motion to continue the hearing to the October 16, 2018 meeting. Jim Coleman seconded and the motion carried 5-0.

### **Public Hearing – 42 Summer Street (Continued from August 14, 2018)**

No additional information was received by the applicant prior to the Public Hearing and the applicant was not in attendance. Again Bill Nemser relayed to the Board that he and the Chair had previously coordinated with the applicant and that the applicant had requested a continuance to the October 16, 2018 meeting. Andrew D'Amour made a motion to continue the hearing to the October 16, 2018 meeting. Jim Coleman seconded and the motion carried 5-0.

### **Review of Potential Zoning By-law Amendments**

Bill Nemser presented some thoughts on possible zoning by-law amendments for the Board's consideration. The Board will review Bill's points after the meeting and add a discussion of the amendments to a future agenda with a Public Hearing. Bill asked the Board to pay particular attention to the definition of mixed-use ratios and how they might want to more clearly define "portion".

The Board discussed possible future revisions to the definitions of fast-food, take-out, and drive-in restaurants.

The topic of Potential Zoning By-law Amendments will remain on future agendas until a draft is ready for a Public Hearing. The Board agreed that there should be several separate articles for consideration at a future Town Meeting rather than one article for all changes together. The goal would be to have the proposed changes clearly defined by the end of October for submission to the Board of Selectmen.

### **Town Planner Update**

There will be a Board of Selectmen meeting for the Powder Mill Place project taking place at the high school on Monday, September 17, 2018 at 7:00 p.m. The meeting will be videotaped and uploaded on line after the meeting.

The Conservation Commission will need new members if any Board members are aware of anyone interested.

Bill attended an update meeting on the greenway connections last week and provided the Board members with a map.

*Andrew D'Amour made a motion to adjourn the meeting, which was seconded by Greg Tuzzolo.*

***The Board voted unanimously in favor of the motion.***

**Adjourned** at 8:25 p.m.