



**TOWN OF MAYNARD
PLANNING BOARD**

Meeting Notice

195 Main Street

Maynard, MA 01754

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Town Clerk's Stamp

Meeting Agenda – 7:00 PM Tuesday, October 16, 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. Maynard Crossing (129 Parker Street) - Request for determination of minor/major modification to site plan:** The developer Capital Group, is requesting a minor modification to the approved site plan for Maynard Crossing. The proposal increases the square footage of the R9 retail building from 12,154 to 16,732 and the R10 grocery building from 68,000 to 69,338. The total remains below the 310,000 square foot authorized by the Town Meeting and the Planning Board. The R9 building also is proposed to be shifted by approximately 85'.

- 3. Public Hearing – 115 Main Street (Continued from September 11, 2018):** the petitioner MacDonald Development, Inc., 10 Main Street, Maynard, MA 01754 is requesting a. The petitioner is requesting Special Permit and Site Plan approval for a Mixed-Use project to be located at 115 Main Street, Maynard, Ma. 01754. The project proposes new construction of 28 residential units with first floor commercial utilizing the Downtown Overlay District regulations (Section 9.4 of the Zoning By-laws). Consistent with Section 9.4.5, the petitioner is requesting a reduced minimum lot area for the project. The project is subject to Design Review per Section 10.6 of the Zoning By-laws as well as the Planning Board Rules and Regulations. **NOTE: the petitioner has requested a continuance from the Planning Board for this application.**

- 4. Public Hearing – 42 Summer Street (Continued from September 11, 2018):** the petitioner MacDonald Development, Inc., 10 Main Street, Maynard, MA 01754 is requesting Special Permit and Site Plan approval for a multifamily dwelling to be located at 42 Summer Street, Maynard, Ma. 01754. The project proposes new construction of 20 residential units utilizing the Downtown Overlay District (Section 9.4 of the Zoning By-laws). Consistent with Section 9.4.5, the petitioner is requesting a reduced minimum lot area for the project.

5. Peer review fund release:

- a. 109 Powdermill Road
- b. 49-51 Waltham

6. Mixed-use commercial/residential ratio discussion

7. Planning Board Regulations – Request by Town Planner to amend applications

8. Town Planner Update

9. Correspondence – Review/questions

10. Adjourn

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: October 10, 2018
Version 1.0