



**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, November 13, 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. Taylor Brook Subdivision – Request for bond release.**
- 3. Public Hearing – Maynard Crossing (129 Parker Street) -** The developer Capital Group, is requesting to modify the approved Special Permit for the mixed-use development “Maynard Crossings” (located at 129 Parker Street) by eliminating the Drive-Thru Use (supermarket pharmacy). The Petitioner no longer wishes to include the Drive-Thru as originally proposed and will remove it from the proposed design and all associated plans. This hearing is expected to be continued.
- 4. Public Hearing – 31 Main Street (Continued from September 25, 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.
- 5. Review Proposed Zoning By-law updates**
- 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: November 6, 2018  
Version 1.0