



**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, November 27, 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 (11.13.18)**

**2. 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.

**3. 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.

**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: November 19, 2018  
Version 1.0