



**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

Town Clerk's Stamp

***Meeting Agenda – 7:00 PM Tuesday, December 11, 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. Informal Presentation – Maynard Fire House overview (15 minutes)**
- 3. Public Hearing – 115 Main Street (Continued from October 16, 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.
- 4. Public Hearing – Maynard Crossing (129 Parker Street) (Continued from November 13, 2018):** 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.
- 5. Public Hearing – 31 Main Street (Continued from November 13, 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.
- 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: December 3, 2018
Version 1.1