



**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, February 12, 2019
Maynard Town Hall, Room 201 (Michael Gianotis 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 (01.22.19)**
- 2. Public Hearing – 4-12 Nason Street (Mass Wellspring):** Consistent with Sections 3.0, 7.9, 9.4.6 and 10.4 of the Zoning By-laws, and the Planning Board Rules and Regulations, the petitioner (Mass Wellspring LLC, 18 Powdermill Road, Acton, MA 01720) is requesting a Special Permit to operate a marijuana retailer establishment in the Central Business zoning district at 4-12 Nason Street.
- 3. Public Hearing – 31 Main Street (Continued from December 11, 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 etc.
- 4. Public Hearing – Zoning By-law Amendments:** The Planning Board is proposing Zoning By-law (ZBL) Amendments and is presenting them for public comment. The Board will also determine their recommendation to the Town Meeting for the proposed amendments. The proposed amendments are primarily minor clean-ups to the ZBL and are listed below:

Amendment	Reason for Amendment
Section 9.4.5, add note "as prescribed in the Planning Board Regulations" to #2.	Clarification location of referenced calculation formula.
Section 9.4.4 Table "I", amend the setback descriptions including max front setback and side and rear minimum setback	Clarification for Downtown Overlay District setback requirements.
Section 11.0 Definitions – Amend the definition of Dwelling.	Create consistency with MA Building Code.
Delete Section 7.4 Trailers, in its entirety.	Trailers are regulated within the General By-laws.
Delete Section 11.0 Trailers definition.	Trailers will not be addressed in ZBL.
Add "Manufactured Home" to the Use Table (Section 3.1.2 Table "A").	Manufactured Homes are not –and will not be- permitted in any zoning districts (they are limited to emergency or select temporary usage as contained in the ZBL). They are being added the Zoning By-law use table for clarification.
Section 11.0 Definitions – add "Manufactured Homes".	No definition currently in ZBL.
Amend Section 7.4, by adding a "Manufactured Homes" section.	Creates a new section addressing manufactured homes.
Section 11.0 Definitions – add "Restaurant"	Currently "Restaurant" is only defined under the NBOD. This applies the definition to the entire ZBL.
Section 11.0 Definitions – rename "Fast Food Restaurant" to "Restaurant, Fast-Food."	Clarification in ZBL.
Amend Section 9.4.5.1, Mixed Use And Multifamily Reduced Area Requirement.	Address Town's Inclusionary Zoning By-law.
Amend Section 9.4.2 by creating Section 9.4.2.1.	Clarification of existing text.
Amend Section 7.9 Inclusionary Zoning by changing it to Section 7.10	Removal of duplicate section number.
Amend Section 9.4.3 by adding text.	Added text is to establish a minimum requirement of first floor commercial space in Mixed-Use developments.

- 5. Master Plan Steering Committee Update to the Planning Board (Michael Uttley)**
- 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: February 5, 2019 (Version 1.0)