



# 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, February 26, 2019***

### ***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 (01.22.19)**

- 2. Public Hearing – Zoning By-law Amendments - Hotel:** The Planning Board is proposing Zoning By-law (ZBL) Amendments and is presenting them for public comment. The original request for the amendment was made by Robert Buckley, Esq., on behalf of David and Laura Veo, owners of 25 Nason Street however, this request is not site specific. If approved by Town Meeting, a hotel use could be requested throughout the CB by Special Permit. The Board will determine their recommendation to the Town Meeting for the proposed amendment. The proposed amendment modifies Section 3.1.2 Table A Use Regulations, by changing "BA" (Zoning Board of Appeals Special Permit) to "PB" (Planning Board Special Permit) in the "B" Zoning District, and adding "PB" to the "CB" Zoning District, for the "hotels, motels, and extended stay facility" use so that it reads (the proposed additional text is underlined; deleted text is stricken):

Principal Uses	S-1	S-2	GR	B	CB	HCI	I	GA	OS
Hotels, motels, extended stay facility	N	N	N	<del>BA</del> <u>PB</u>	<del>N</del> <u>PB</u>	Y	N	N	N

- 3. Maynard Crossing (129 Parker Street) - Request for determination of minor/major modification to site plan:** The developer Capital Group, is requesting two modifications to the approved site plan for Maynard Crossing. The proposal allows a driveway modification (cross-access) between 141 and 129 Parker Street and a Lighting Change to LeCesse development section of the 129 Parker Street site.
- 4. Public Hearing – 31 Main Street (Continued from February 19, 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.
- 5. Public Hearing – 42 Summer Street (Continued from November 27, 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.
- 6. Public Hearing – 170 Main Street (Continued from November 27, 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:
- Modify the existing Special Permit allowing "motor vehicle light service" use.
  - Allow one drive-thru use.
  - Provide relief from sign regulations (setback) of Zoning By-law.
- 7. Public Hearing – Municipal Fire Station (Continued from January 8, 2019):** Applications filed by Dore & Whittier, 206 Merrimac Street, Newburyport, MA 01950 on behalf of the Town of Maynard for Special Permit and Site Plan approval for the construction of a new approximately 11,300 square foot municipal fire station to be located on Sudbury Street between Park Street and Percival Street, and across from Saint Bridget Parish, in Maynard. The requested Special Permit is to allow the construction of a municipal facility in the General Residence zoning district.
- 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: February 20, 2019 (Version 1.0)