



**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, May 14, 2019

Maynard Town Hall, Room 201 (Gianotis Room)

Greg Tuzzolo - Chair, Andrew D'Amour - Vice Chair/Clerk, Bill Cranshaw, Jim Coleman and Chris Arsenault

7:00 PM - Call to Order

1. Approval of Minutes

2. Public Hearing – 4-12 Nason Street/Mass Wellspring (Continued from April 23, 2019): 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 – 42 Summer Street (Continued from April 23, 2019): 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.

4. Public Hearing – 115 Main Street (Continued from March 26, 2019): the petitioner MacDonald Development, Inc., 10 Main Street, Maynard, MA 01754 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. This meeting is a reset to allow for a full quorum.

5. Public Hearing – 22-24 Main Street (Greenstar Herbals, Inc.): 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, Places Associates, Inc. (256 Great Road Suite 4, Littleton, Ma. 01460) on behalf of Greenstar Herbals Inc. (310 Flagg Hill Road, Boxborough, Ma. 01719), is requesting a Special Permit to operate a marijuana retail establishment in the Central Business zoning district at 22-24 Main Street.

6. Public Hearing – 21 Main Street (Emerson Medical): The petitioner (Viewpoint Sign & Awning, 35 Lyman St., Northboro, MA 01532), on behalf of Emerson Hospital (133 Old Road to Nine Acre Corner, Concord, MA 01742) is requesting special permit approval for building signage that exceeds maximum square footage allowed by the Zoning By-laws to be located at 21 Main Street.

7. Town Planner Update

8. Correspondence – Review/questions

9. Adjourn

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: May 1, 2019
Version 1.0