



**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, June 11, 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 – 42 Summer Street (Continued from May 14, 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.

3. Public Hearing – 115 Main Street (Continued from May 14, 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.

4. Public Hearing - 22-24 Main Street - Greenstar Herbals, Inc. (Continued from May 14, 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, 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.

5. Public Hearing - 21 Main Street - Emerson Medical (Continued from May 14, 2019): 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.

6. Town Planner/Engineer Updates:

- a. **129 Acton Street-** review of developers request for bond release and punchlist completion.
- b. **170 Main Street-** review of developer traffic report and recommendations.
- c. **Maynard Crossing - Site Plan status, police detail disposition and project progress report.**

7. Correspondence – Review/questions

8. Adjourn

This Agenda is subject to change
Greg Tuzzolo, Chairperson
Posted by: Bill Nemser, Town Planner
Date: June 3, 2019
Version 1.0



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Maynard Planning Board PUBLIC HEARING GUIDELINES

The meetings will be conducted with decorum. This means that the members of the Board and the public are required to respect each other at all times. We may not always agree with one-another but we can work to resolve differences with patience and understanding.

As a member of the public you are encouraged to participate in the hearing. To ensure the meeting proceeds in an orderly manner, please follow these procedures if you wish to comment or ask a question of the Board:

- Ensure you have signed into the meeting (sign-in sheet located in rear of room).
- Proceed to the speaker's podium or designated area once the Chair has opened up the meeting/hearing for public comment.
- When you are recognized to speak, please state your name and address.
- Direct all questions to the Board through the Chair.
- Limit your questions and statements to three (3) minutes. After everyone has had a turn to speak, you may be given a second chance to speak, time permitting.
- Limit your statements/questions to the topic at hand.
- Talk **ONLY** about issues that are under the jurisdiction of the Planning Board.

The order of discussion is as follows:

- The applicant will make a presentation.
- The Board will respond to the applicant.
- The Chair will open the hearing for public comment.
- The Board will at that point either:
 - (a) Close the hearing: no new information will be accepted except under extra ordinary conditions.
 - (b) Continue the hearing to a date certain where all will be permitted to participate. The date and time of this continuance will be announced **ONLY** at the first and subsequent meetings.

If you have any questions about procedures, please feel free to contact our Town Planner, Bill Nemser at 978-897-1302 during regular office hours, which are, Monday, Wednesday and Thursday 8:00 AM — 4:00 PM, Tuesday 8:00 AM -7:00 PM and Friday 8:00 AM – 12:00 PM.