



**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, August 13, 2019

Maynard Town Hall, Room 101 (Soup Campbell Room)

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

7:00 PM - Call to Order

1. Approval of Minutes

2. Public Hearing – 115 Main Street (Continued from June 11, 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. *NOTE: A continuance has been requested by the Applicant.*

3. Public Hearing – Zoning By-law Amendment: The Planning Board is proposing Zoning By-law (ZBL) Amendment to allow a "For-profit Educational Institution" in the Industrial and the Health Care Industrial Zoning Districts. This hearing is to present the proposed amendment and allow for public comment. The Board will also determine their recommendation to the Town Meeting for the proposed amendments. The proposed ZBL Amendment is below:

1. Amend Section 3.1.2 Table A Use Regulations, under "4. Business Uses" by adding a "For Profit Educational Institution" use to Table A.

4. Business Uses	S-1	S-2	GR	B	CB	HCI	I	GA	OS
Educational Institution, For-Profit	N	N	N	N	N	Y	Y	N	N

4. Master Plan Discussion – Internal Strategy Session

5. Town Planner Update

6. Correspondence – Review/questions

7. Adjourn

This Agenda is subject to change

Greg Tuzzolo, Chairperson

Posted by: Bill Nemser, Town Planner

Date: August 2, 2019

Version 1.0

Note: meetings to conclude at 9PM unless otherwise authorized by the Chair