

Maynard Planning Board – Meeting and Public Hearing
August 13, 2019 - 7 p.m.
195 Main Street, Room 101

Board Members Present: Greg Tuzzolo – Chair, Andrew D’Amour, Bill Cranshaw, Jim Coleman, Chris Arsenault, Mike Uttley – Alternate Member

Others Present: Bill Nemser – Town Planner, James MacDonald – MacDonald Development, Jacque MacDonald – MacDonald Development, Candace Ho – MacDonald Development, Tim Hess – Town Design Consultant

Called to Order at 7:03 p.m. by Greg Tuzzolo

Public Hearing – 115 Main Street (Continued from June 11, 2019)

James MacDonald requested a continuation of the Public Hearing to September 10, 2019.

Greg Tuzzolo made a motion to continue the Public Hearing for 115 Main Street to September 10, 2019, which was seconded by Andrew D’Amour.

The Board voted 5-0 in favor of the motion.

Public Hearing – Zoning By-law Amendment

Greg Tuzzolo opened the Public Hearing for the Zoning By-law Amendment to allow a For-profit Educational Institution in the Industrial (I) and Health Care and Industrial (HCI) Zoning Districts.

Bill Nemser explained the purpose of the proposed amendment: to allow a for-profit educational institution to be located where previously only a non-profit was allowed. The proposal was advertised as a by-right amendment, but the Board discussed the potential of allowing the use by special permit only. The purpose of the discussion was to determine whether the Board will make a recommendation to Town Meeting for the amendment.

Greg Tuzzolo asked Bill Nemser to remind the Board of what the Zoning By-law table currently indicates for non-profit educational institutions. Currently non-profit educational institutions are allowed in any zone.

Bill Nemser explained that the proposed amendment would be a proactive measure related to the property that was purchased by the Beijing Royal School. Bill Nemser described the school’s model, which focuses on a research presence. There is the potential for the school to attract more research and/or educational facilities to the town.

The Board discussed the definition of a school. There is currently no definition of an educational institution in the by-laws. It would be at the discretion of Building Commissioner, Rick Asmann, to make the determination on a case-by-case basis. The Board discussed the potential need for creating a definition for the by-laws.

The Board discussed the possibility of allowing for-profit educational institutions in other zoning districts. However, because there were only two districts advertised, additional districts would have to be advertised for a future discussion.

The Board also discussed the option of allowing for-profit educational institutions by special permit rather than by right in the Industrial and Health Care Industrial districts.

A member of the public asked about the liability in terms of allowing a facility for children in an industrial area where there are potential hazards (e.g. the Nuclear Metals superfund site). Chris Arsenault stated that the liability would be with the owner of the site where the potential hazard exists.

Greg Tuzzolo made a motion to recommend the article to Town Meeting with the following changes: change Y (Yes) to SP (Special Permit) for the Industrial Zoning District and change Y to SP for the Health Care Industrial Zoning District. The motion was seconded by Andrew D'Amour.

The Board voted 4-1 in favor of the motion.

Greg Tuzzolo made a motion to close the Special Hearing, which was seconded by Jim Coleman.

The Board voted 5-0 in favor of the motion.

Master Plan Discussion – Internal Strategy Session

The Board discussed possible ideas for how and when the status of master planning should be communicated. They also discussed priority areas that should be addressed in the master plan, such as the Basin, Powder Mill Road, the river, the mill, etc. The Board agreed the discussions should continue at future PB meetings.

Greg Tuzzolo made a motion to adjourn, which was seconded by Jim Coleman.

The Board voted 5-0 in favor of the motion.

Adjourned at 9:05