



**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, November 12, 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 (10.22.19)**
2. **Update from DPW Director Justin DeMarco**
3. **Public Hearing – 115 Main Street (Continued from 10.22.19): 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 36 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.**
4. **Public Hearing – The petitioner InSite Wireless, 1199 North Fairfax Street, #700, Alexandria, VA 22314 is requesting a two year renewal for the current Telecommunications Special Permit per Section 7.5 of the Zoning By-Laws, for the existing tower located at 100 Tower Road, Maynard, MA 01754.**
5. **Request for determination of minor vs. major modification for– Building R-8, Maynard Crossings (129 Parker):**
 - a. **Building size reduced from 4,111 SF to 3,967 SF including the proposed cooler at the rear of the building,**
 - b. **A drive thru and associated components were added to service the proposed use;**
 - c. **Parking spaces decreased from 48 spaces to 39 spaces or a reduction of nine (9) parking spaces.**
 - d. **Impervious area within the R8 pad area decreased by approximately 1,000 SF.**
 - e. **Utility services were rerouted from the main access drive to the building in order to accommodate the proposed uses.**
 - f. **The location of two (2) catch basins was modified slightly to accommodate the change in parking. However, the overall piping and stormwater routing to the surface basin is generally unchanged.**
6. **Public Hearing – Maynard Crossings (129 Parker). The Petitioner (Maynard Crossings JV, LLC) is requesting Special Permit approval for a Drive-Thru use (Dunkin Donuts) at the Maynard Crossings (129 Parker Street) mixed-use development.**
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: Nov 4, 2019
Version 1.0

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