

Meeting of the Maynard Planning Board

May 19, 2020, 7:00 P.M.

REVISED MAY 14, 2020

REVISED MAY 15, 2020

THIS MEETING WILL BE CONDUCTED REMOTELY. TO ACCESS AND PARTICIPATE IN THE MEETING:

- Option 1 (Zoom Video): Participate using a computer, click or go to this link:
<https://us02web.zoom.us/j/87931522781?pwd=YkwvWFp2M21vUWcrTnA4WUUxeFZ5UT09>
Meeting ID: 879 3152 2781
Password: 664803
- Option 2 (Audio only): Participate telephone: 1 646 558 8656 or 1 312 626 6799
Meeting ID: 879 3152 2781
Password: 664803
- All meeting materials can be accessed on Board Docs at:
<http://go.boarddocs.com/ma/tom/Board.nsf/goto?open&id=BP4KR8531680>
- Materials can be provided by email by contacting: Bnemser@townofmaynard.net
- Questions for the Board before or during the meeting can be emailed to: Bnemser@townofmaynard.net

PLEASE NOTE: THE CHAIR HAS DETERMINED ALL PREVIOUSLY CONTINUED PUBLIC HEARINGS ARE SCHEDULED FOR THE MAY 26, 2020 REMOTE MEETING. IF DESIRED, APPLICANTS MAY REQUEST AN ADDITIONAL CONTINUANCE TO A FUTURE DATE AT THE MAY 26 MEETING.

7:00 PM: Call Meeting to Order

- I. **Approval of Minutes** – 02.11.20 and 04.28.20.
- II. **Discussion - Chief Noble (CVS turn sign).**
- III. **Maynard Crossing** – Abutter/developer clarification request for tree buffer and landscaping.
- IV. **Public Hearing – 86 A Powdermill (continued from February 11, 2020) HEARING CONTINUED TO MAY 26, 2020 PLANNING BOARD MEETING**: The Petitioner Stamsky and McNary, 1000 Main Street, Acton Ma. 01720 of behalf of Victory Center LLC, of 6 Proctor St., Acton MA, 01720 is requesting Special Permits to allow for a fast food restaurant and drive-thru facility. The property currently contains a vacant 200 square foot ATM building and an interior parcel with separate ownership. The proposed plan replaces the existing structure with an 800 square foot drive-thru coffee shop.
- V. **Determination Major/Minor Modification** - 42 Summer Street design modifications.
- VI. **Public Hearing – 115 Main Street (continued from March 10, 2020) HEARING CONTINUED TO MAY 26, 2020 PLANNING BOARD MEETING**: 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 26 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.
- VII. **Public Hearing – Zoning By-laws Amendment HEARING CONTINUED TO MAY 26, 2020 PLANNING BOARD MEETING**: The Board is determining recommendation to the Town Meeting of June 13, 2020 a change of “Board of Selectmen” to a gender-neutral “Selectmen” throughout the Zoning By-laws.
- VIII. **Public Hearing – Planning Board Rules and Regulations (continued from April 14, 2020) HEARING CONTINUED TO MAY 26, 2020 PLANNING BOARD MEETING**: the Planning Board will consider adopting revisions to the Planning Board Rules and Regulations including applications and fee schedule.
- IX. **Town Planner Update**
- X. **Correspondence**
- XI. **Adjourn**

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