

**Meeting of the Maynard Planning Board  
May 26, 2020, 7:00 P.M.  
Agenda Revised May 20, 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](mailto:Bnemser@townofmaynard.net)
- Questions for the Board before or during the meeting can be emailed to: [Bnemser@townofmaynard.net](mailto:Bnemser@townofmaynard.net)

**7:00 PM: Call Meeting to Order**

- I. Approval of Minutes**
- II. Determination Major/Minor Modification** - 42 Summer Street design modifications.
- III. Public Hearing – 86 A Powdermill (continued from May 19, 2020):** The Petitioner Stamsky and McNary, 1000 Main Street, Action 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. The applicant has requested a continuance to June 9, 2020.
- IV. Public Hearing – 115 Main Street (continued from May 19, 2020):** 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.
- V. Public Hearing – Zoning By-laws Amendment (continued from May 19, 2020)::** 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.
- VI. Public Hearing – Planning Board Rules and Regulations (continued from May 19, 2020):** the Planning Board will consider adopting revisions to the Planning Board Rules and Regulations including applications and fee schedule.
- VII. Town Planner Update**
- VIII. Correspondence**
- IX. Adjourn**

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

This Agenda is subject to change  
Greg Tuzzolo, Chairperson  
Posted by: Bill Nemser, Town Planner  
Date: May 14, 2020, revised May 20, 2020  
Version 1.1