

## Tuesday, September 8, 2020 Planning Board Meeting

**Executive Session Meeting Time: 6:30 pm**

**Regular/Open Session Meeting Time: 7:00 pm**

**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.**

**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)**

### **1. Meeting Opening**

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A. Convene in Executive Session: To discuss strategy with respect to litigation, namely MacDonald Development, Inc. v. Town of Maynard Planning Board and its Members, Land Court Docket No. 20 MISC 000344 (GHP), where an open meeting may have a detrimental effect on the litigating position of the Town

### **2. Executive Session**

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### **3. Reconvene in Open Session**

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**4. PUBLIC HEARING: 129 Parker Street. Amendment to the Special Permit Decision: Pursuant to Massachusetts General Laws, Chapter 40A s.5 and s.9, the Maynard Planning Board will hold a REMOTE public hearing on Tuesday, September 8, 2020 at 7:00 p.m. to consider the application filed by the owner and petitioner Maynard Crossings JV, LLC - Capital Group Properties, 259 Turnpike Road, Southborough, MA 01772. The Petitioner is requesting to amend "Exhibit E" (signage) of the Special Permit Decision dated September 19, 2017 for the Maynard Crossings (129 Parker Street) mixed-use development. Exhibit "E" of the Decision defines internal tenant signage system within the project and not addressed in the Concept Plan. The request proposes amending the Planning Board's original guidelines to allow additional internal tenant signage, and provide clarification of several definitions and ensure the internal signage is modified to address changed conditions. The request does not affect, and will remain consistent, with the Town approved Concept Plan for the Project. This request is pursuant to Sections 9.3 and 10.4 of the Zoning By-laws and the Concept Plan approved by Town Meeting on October 5, 2016.**

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A. Application

B. Attachments

### **5. Election of Chair and Vice Chair**

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### **6. Recommendation on Acceptance of Keene Ave**

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### **7. Approval of Minutes**

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A. August 25, 2020 Minutes

### **8. Town Planner Update**

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### **9. Correspondence**

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### **10. Adjourn**

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

This Agenda is subject to change

<https://go.boarddocs.com/ma/tom/Board.nsf/Private?open&login#>

9/2/2020

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Greg Tuzzolo, Chairperson  
Posted by: Bill Nemser, Town Planner  
Date: August 31, 2020  
Version 1.0