

**Tuesday, December 8, 2020**  
**Planning Board Meeting**  
(Revised December 3, 2020)

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: 87931522781  
Password: 664803
  
- Option 2 (Audio only): Participate telephone: 1 646 558 8656 or 1 312 626 6799 Meeting ID: 87931522781  
Password: 664803

All meeting materials can be accessed on Board Docs: <http://go.boarddocs.com/ma/tom/Board.nsf/goto?open&id=BVVJ9E4C14F5> or by emailing [Bnemser@townofmaynard.net](mailto:Bnemser@townofmaynard.net)

**1. Meeting Opening**

**2. Approval of Minutes (10.27.20 and 11.10.20)**

**3. Determination of Major or Minor Modification - Maynard Crossing (129 Parker Street). Pylon Sign Illumination** - Capital Group properties is requesting a Major/Minor determination by the Board to modify the project Operations Manual to allow early morning hours pylon sign illumination. Currently the Operations Manual allows illumination only from dusk to 11:30 PM. If granted the request would allow pylon sign morning illumination if businesses are operating during authorized hours and is prior to sunrise.

**4. Public Hearing - Wisteria Lane Subdivision/0 Parker Street (Continued from November 10, 2020):** The applicant is requesting approval of a Definitive Subdivision for a property identified on Property Assessor's Map 29, Parcel 6. The applicant (Old Bay Road, LLC, 92 Middlesex Road, Tyngsboro, MA 01879) is proposing to subdivide the parcel into four (4) residential lots with single family houses located along the proposed cul-de-sac.

**5. Public Hearing - Planning Board Rules and Regulations (Continued from October 27, 2020).** The Board will continue its public meeting remotely to consider adopting revisions to the Planning Board Rules and Regulations including applications and fee schedule.

**6. Town Planner Update**

**7. Correspondence**

A. Letter to Board from Jim Coleman

**8. 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, Planning Director  
Date: November 24, 2020 (Revised December 3, 2020)  
Version 2.0