

**Maynard Planning Board Meeting and Public Hearing**  
**January 26, 2021 – 6:30 p.m.**  
**(Held remotely via Zoom due to COVID-19)**

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**Board Members Present:** Greg Tuzzolo – *Chair*; Andrew D’Amour – *Vice Chair*; Bill Cranshaw; Jim Coleman; Chris Arsenault (joined at 06:55PM); Natalie Robert – Acting Member from 6:30PM - 06:55PM

**Others Present:** Bill Nemser – *Planning Director*; Kaitlyn Young – *Assistant Town Planner*; Danny Ruiz – *Capital Group Properties*; Norman Martin – *Market Basket*

**Called to Order** at 6:30 p.m. by Greg Tuzzolo

**Executive Session**

*Greg Tuzzolo made a motion to adjourn to executive session, which was seconded by Andrew D’Amour.*

***The Board voted 5-0 in favor of the motion.***

The Board met in executive session and returned to regular session upon conclusion of their discussion.

**Approval of Minutes**

Bill Cranshaw asked that one of the motions noted in the submitted minutes for December 8, 2010 be revised for clarification. The motion referred to a revision that was discussed and agreed upon but was not clear as to the specifics of the revision. The Board agreed to amend the written motion to include the specifics of the revision rather than stating “as noted during the meeting” for purposes of clarity.

*Bill Cranshaw made a motion that the Minutes of December 8, 2020, as amended, be approved, which was seconded by Andrew D’Amour.*

***The Board voted unanimously in favor of the motion.***

*Bill Cranshaw made a motion that the Minutes of January 12, 2021 be approved, which was seconded by Andrew D’Amour.*

***The Board voted unanimously in favor of the motion.***

**Maynard Crossing – Market Basket Compactor Updates**

Danny Ruiz stated that members of Capital Group Properties met with consultants from VHB and Tech Environmental on site at Market Basket on January 14, 2021 to determine how the compactor sound study would best be conducted. During that discussion it was determined that the motor for the compactors would be relocated inside the building to further reduce the sound heard by abutters.

Normand Martin of Market Basket stated that as of 4:30 p.m. on January 26, the motor had been completed relocated inside the building and is now operational there. Now that the motor has been relocated, the sound tests will be conducted. Danny Ruiz indicated that the goal is to have the testing completed by the end of the week, weather permitting.

Bill Nemser asked if the results would be available for review at the next Planning Board meeting on February 9. Danny Ruiz stated they he believes the results will be available by then but will confirm with the consultants involved.

Greg Tuzzolo asked for pictures to be provided at the next meeting to visually review the new setup. Normand Martin stated that he has pictures available.

### **Public Hearing – Planning Board Rules and Regulations (Continued from January 12, 2021)**

Greg Tuzzolo reopened the Public Hearing for the Planning Board Rules and Regulations, continued from January 12, 2021. The Board reviewed all of the proposed changes to the PB Rules and Regulations, including the PB fee schedule, and discussed in detail appropriate revisions and edits to the proposed changes.

Natalie Robert asked about adding language to the Rules and Regulations to indicate that information about upcoming Public Hearings would be posted on a sign on site of the subject property (in addition to advertising the Public Hearing in the newspaper). Bill Nemser agreed to work on the verbiage for that and send it out to the Board for review before adding it to the Rules and Regulations.

*Andrew D'Amour made a motion to accept all the proposed changes to the Planning Board Rules and Regulations, including Appendix A – Maynard Planning Board Fee Schedule, as well as the addition of the pending language related to Public Hearing signage. The motion was seconded by Jim Coleman.*

***The Board voted unanimously in favor of the motion.***

*Greg Tuzzolo made a motion to adjourn, which was seconded by Jim Coleman.*

***The Board voted 5-0 in favor of the motion.***

**Adjourned** at 8:35 p.m.