

Tuesday, April 27, 2021
Planning Board Meeting - 7PM

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 2

781

Password: 664803

All meeting materials can be accessed on Board Docs.

Materials can also be provided by contacting: Bnemser@townofmaynard.net

1. Minutes

2. Public Hearing: Special Permit approval request for a Drive-Thru use. The petitioner, Bohler Engineering, 352 Turnpike Road Southborough, MA 01772, is requesting Special Permit approval for a Drive-Thru use (Chase Bank ATM) at the Maynard Crossings mixed-use development. This request is pursuant to Sections 3.0, 9.3 and 10.4 of the Zoning By-laws and the Concept Plan approved by Town Meeting on October 5, 2016. Note: A continuance will be requested.

A. Application Package

3. Public Hearing: Maynard Crossing: Request to amend project Operations Manual. The Petitioner/Owner (Capital Group properties) is requesting to amend Section 3 of "Exhibit B" (Operations and Maintenance Plan) of the Special Permit Decision dated September 19, 2017 for the Maynard Crossings (129 Parker Street) mixed-use development. Exhibit "B" of the Decision includes internal management protocol and regulations within the project. The request proposes amending the Operations and Maintenance Plan (originally approved pre-construction by the Planning Board) to better coincide with project's actual activities/scheduling as evaluated post-construction. The requested amendments include adjustments to the hours of operations, site lighting hours, and delivery hours for each different type of use throughout the project. 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.

A. Application Package

B. Operations Manual (Current)

4. Public Hearing - 31 Main Street: The Petitioner, Derrick Maxwell on behalf of the owner and petitioner 31 Main Condominiums Trust, 31 Main Street, Maynard, MA 01754. is requesting an amendment to the 31 Main Street Special Permit and Site Plan Review Decision dated February 26, 2019 to remove the requirement for three offsite parking spaces per Section VII of the Decision required by Section 9.4.9.2 of the Zoning By-laws.

A. Application

B. Original Planning Board Decision

5. Planners Update

6. Correspondence

7. 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: April 21, 2021

Version 1.0

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