

**Tuesday, July 13, 2021
Planning Board Meeting**

7:00 PM in Maynard Town Hall, Room 101 (Soup Campbell Room) 195 Main Street, Maynard MA
This meeting will also be accessible remotely on Zoom. 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 also be provided by contacting: Bnemser@townofmaynard.net or

kyoung@townofmaynard.net

1. Minutes

A. 05.25.21, 06.08.21, and 06.23.21

2. Election of Chair and Vice Chair

3. Public Hearing (continued from 06.08.21) - The Petitioner, Bohler Engineering, is requesting Special Permit approval for a Drive-Thru use (Chase Bank ATM) at the Maynard Crossings (129 Parker Street) mixed-use development.

4. Public Hearing: Maynard Crossing (Continued from 06.22.21): 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. Revised Material from CG (07.02.21)

B. Comments on the Hours

C. Abutter Letter (Grimes)

D. List of Violations to Date

5. Planner 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: July 06, 2021

Version 1.0