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By Town Clerk at 11:55 am, Aug 05, 2021

**Tuesday, August 10, 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: <http://go.boarddocs.com/ma/tom/Board.nsf/goto?open&id=C5HTW86C6D1D>

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

1. Minutes Approval

2. Public Hearing - 115 Main Street: Pursuant to Massachusetts General Laws, Chapter 40A, Section 5, and per Order of Remand issued by the Commonwealth of Massachusetts Land Court Department of the Trial Court, Foster, J., in Docket No. 20 MISC 000344, dated April 15, 2021, the Maynard Planning Board is hereby noticing a hybrid Public Hearing to be held on August 10, 2021 at 7PM in Town Hall, Stewart Campbell Room 101, 195 Main St, or remotely via Zoom to consider a Mixed-Use project to be located at 115 Main Street, Maynard, MA 01754. Consistent with Section 9.4.5 of the Zoning By-laws (ZBL), the petitioner, MacDonald Development, Inc., 10 Main Street, Maynard, MA 01754, is requesting Special Permit and Site Plan approval for 26 residential units (7 of which will be affordable) with first floor commercial space. The public hearing and the Board's review of the petitioner's application(s) shall be governed by the terms and conditions of the aforementioned Order of Remand.

A. Project Materials

2. Green Star - Traffic Update: As part of their Special Permit Decision dated June 25, 2019, Greenstar is required to provide a traffic update six months after opening. The Board will also evaluate minor modifications to the Decision approved on May 11, 2021 concerning hours of operation (closing at 10PM vs, 8PM) and the requirement for appointment-only service.

A. Decision (06.25.19)

B. Modification (05.11.21)

3. 31 Main Street - Lighting Update. The Board has requested the HOA for 31 Main Street provide an update of exterior lighting and consistency with the approved site plan.

A. Decision (02.26.19)

4. Correspondence

5. Planners Update

6. 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: August 3, 2021, Reposted August 5, 2021

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