

Tuesday, August 24, 2021
Planning Board Meeting
(Hybrid 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 2

781

Password: 664803

All meeting materials can be accessed on [Board Docs](#).

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

Agenda

1. Minutes Approval

2. Election of Chair + Vice Chair

3. 115 Main Street - Development Agreement Vote and Signatures

4. Wisteria Lane - Bond Reduction Request

5. Public Hearing - The Board will consider recommending approval of amendments to the Maynard Protective Zoning By-laws to the October 16, 2021 Special Town Meeting. The proposed amendments include:

- 1. Amend Section 6.1.5 Parking Space Requirements, Table C – Parking Requirements so that it reads (the proposed additional text is underlined; deleted text is ~~stricken~~):

TABLE C – PARKING SPACE REQUIREMENTS

Type of Use	Minimum number of parking spaces to be provided
Business or Professional Offices, Office Building and Office of a Wholesale Establishment including Sales Space	1 per 225 <u>350</u> sq. ft. of gross floor area
Single Family, Two-family, Three-family Multi-Family Dwelling <u>Multi-family of four (4) or more units</u>	2 per dwelling unit <u>1 per studio, 1.25 per one-bedroom, 1.5 per two-bedroom, and 2 per three-bedroom or larger.</u>

2. Amend Section 6.1.11 Dimensional Requirements (Parking) so that it reads (the proposed **additional text is underlined**; deleted text is **stricken**):

A. Standard Parking Dimensional Regulations. Off street parking facilities shall be laid out and striped in compliance with the following minimum provisions:

Table D – Standard Parking Dimensional Regulations

Angle of Parking	Width of Parking Stall <u>Parallel to Aisle</u>	Parking Stall Length of Line	Width of Maneuvering Aisle
90 degrees (two-way)	9.0'	18.5' 18.0'	24'
60 degrees (one way)	10.4'	22.0'	18'
45 degrees (one-way)	12.7'	25.0'	14'
Parallel (one-way)	8.0'	22.0'	14'
Parallel (two-way)	8.0'	22.0'	18'

Length of 90 degrees stall may be reduced by 2.0' to accommodate overhang of landscaped area.

Width of parking stall shall be increased by 2.0', where opening of the driver or passenger vehicle door would be restricted, such as by landscaping or a wall adjacent to the parking stall.

B. Small Car Parking Dimensional Regulations. Off street small car parking facilities shall be laid out and striped in compliance with the following minimum provisions:

Table E – Small Car Parking Dimensional Regulations

Angle of Parking	Width of Parking Stall <u>Parallel to Aisle</u>	Parking Stall Length of Line	Width of Maneuvering Aisle
90 degrees (two-way)	8.5'	15.0'	24'
60 degrees (one way)	9.8'	18.5'	18'
45 degrees (one-way)	12.0'	21.5'	14'
Parallel (one-way)	8.0'	18.0'	14'
Parallel (two-way)	8.0'	18.0'	18'

Width of parking stall shall be increased by 2.0', where opening of the driver or passenger vehicle door would be restricted, such as by landscaping or a wall adjacent to the parking stall.

3. Amend Section 6.1.13 Loading Areas, so that it reads (the proposed additional text is underlined):

6.1.13 Loading/Delivery Areas. One or more off street loading areas shall be provided for any business that may be regularly serviced by tractor-trailer trucks or other similar delivery vehicles, so that adequate areas shall be provided to accommodate all delivery vehicles expected at the premises at any one time. Loading areas shall be located at either the side or rear of each building and shall be designed to avoid traffic conflicts with vehicles using the site or vehicles using adjacent sites. Loading areas shall be 12 feet wide and 50 feet long. The Building Commissioner may authorize loading areas with reduced dimensions provided the service vehicles normally associated with the business do not require the dimensions herein.

All multi-family projects with more than eight (8) dwelling units shall provide a designated area convenient for use by package delivery, ride-hailing, meal delivery, and similar personal services. The area shall be a minimum of 8 feet wide and 30 feet long. It shall be located on site or, with approval by the Select Board, on-street along the frontage of the property.

4. Amend Section 9.4.6 Special Permit Criteria so that it reads (the proposed additional text is underlined):

9.4.6 Special Permit Criteria. The SPGA shall apply the following review criteria in addition to the criteria identified in Section 10.4 of this By-law to all projects requesting Special Permits within the DOD:

5. Amend Section 3.2.5 Trade Shop so that it reads (the proposed additional text is underlined):

3.2.5 Trade Shop. A builder, carpenter, mason, painter, tinsmith, upholsterer, machinist, or other craftsmen who lives and maintains a home on the premises or building may use said home or building thereon in connection with their his trade by annual Special Permit from the Zoning Board of Appeals. The initial Special Permit shall expire in one (1) year; the applicant shall apply for renewal prior to expiration. The Board may, at its discretion, renew the permit for a term up to three (3) years.

6. Correspondence

7. Planners Update

A. Potential Alternate Member Introductions

8. Adjourn

Note: meetings to conclude at 9PM unless otherwise authorized by the Chair.

This Agenda is subject to change
Posted by: Bill Nemser, Planning Director
Date: August 17, 2021
Version 1.0