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By Town Clerk at 5:34 pm, Aug 03, 2021

**Legal Notice  
Maynard Planning Board  
Maynard Town Hall  
195 Main Street  
Maynard, MA 01754**

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Planning Board will hold a remote public hearing on Tuesday, August 24, 2021, at 7:00 p.m. to consider recommending approval of amendments to the Maynard Protective Zoning By- laws to the October 16, 2021 Special Town Meeting. This meeting will be conducted both in person in the Steward Campbell Room, Town Hall, 195 Main Street, Maynard, and via Zoom. To access and participate in the meeting remotely:

- Option 1 (Zoom Video): Participate using a computer, with this link: <https://us02web.zoom.us/j/87931522781?pwd=YkwvWFp2M21vUWcrTnA4WUUxeFZ5UT09>
  - Meeting ID: 879 3152 2781
  - Password: 664803
- Option 2 (Audio only): Participate by telephone:1-646-558-8656 or 1-312-626-6799
  - Meeting ID: 879 3152 2781

The Planning Board is the sponsor of these articles. A copy of the proposed Zoning By-law amendments can be acquired by emailing [oms@townofmaynard.net](mailto:oms@townofmaynard.net) or by contacting 978-897-1302. The proposed amendments consist of:

**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 <del>225</del> <u>350</u> sq. ft. of gross floor area
<u>Retail</u>	1 per 500 sq. ft. of gross floor area
Single Family, Two-family, <del>Three-family Multi-Family Dwelling</del>	2 per dwelling unit
<u>Multi-family of four (4) or more units</u>	1 per studio, 1.25 per one-bedroom, 1.5 per two-bedroom, and 2 per three-bedroom or larger <sup>1</sup>

<sup>1</sup> For any fractional parking spaces, the Applicant shall round the number of spaces up to the next whole number.

**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'	<del>18.5'</del> <u>18.0'</u>	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 10.4.2 Special Permit Criteria so that it reads (the proposed additional text is underlined):**

10.4.2 Criteria. Special Permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this By-Law, the determination shall include consideration of each of the following:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on town services, tax base, and employment.

Projects seeking a Special Permit for a location within the Downtown Overlay District are required to demonstrate consistency with Section 9.4.6 “Downtown Overlay District Special Permit Criteria”.

**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.