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By Town Clerk at 5:54 pm, Feb 15, 2022

Tuesday, February 22, 2022
Planning Board Meeting - 6:30PM (Remote Meeting)

This Agenda is subject to change Chris Arsenault, Chair
Posted by: Bill Nemser, Planning Director Date: February 15, 2022
Version 1.0

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: OMS@townofmaynard.net

1. Joint Meeting of the Maynard Select Board and Planning Board: Presentation by Ralph Wilmer, FAICP, Principal Planner for the Metropolitan Area Planning Council (MAPC) to review findings and provide recommendations on the Powder Mill Road Corridor study and initiative.

2. Select Board adjourns.

3. Minutes

A. 02.08.22, 02.09.22

4. Public Hearing (Continued from 02.08.22) NOTE: The Applicant has requested a continuance to the 03.08.22 Meeting. Public Hearing - Maynard Crossing: The Applicant, Maynard Crossing JV LLC, is requesting a modification to the Site Plan & Special Permit for Building R3, 2-15 Digital Way, Maynard 01754, as well as the surrounding parking and infrastructure to make changes to its approved Site Development Plans dated September 18, 2017. The proposed plan separates Building R3 into two separate buildings denoted as R3A and R3B. The buildings are in the same general location as the approved R3 building. The collective building square footage decreased from 55,922 SF to 46,530 SF (-9,392 SF).

A. Request to Continue

5. Public Hearing (Continued from 01.25.22)- 86 Powder Mill Road (Assabet River Co-Op Market): to hear all persons interested in the application filed by Blatman, Bobrowski and Haverty, LLC, 9 Damonmill Square, Suite 4A4, Concord, MA 01742 on behalf of the Owner/Applicant C&S Maynard, LLC: C/O Coffman Realty, Inc., 632 Washington Street, South Easton, MA 02375. The Applicant is requesting a review of the approved Site Plan for Victory Plaza, 86 Powder Mill Road, Maynard, to allow for modifications to the existing structure consisting of a loading dock, a riverfront observation platform and reconfiguring of portions of the parking lot and associated miscellaneous aesthetic/functional improvements. The Applicant is also requesting to modify the existing Special Permit to allow for the proposed modifications. The proposed modifications are to accommodate the Assabet Co-Op Market as a tenant and do not increase the square footage of the existing structure or plaza.

6. Public Hearing - The Applicant/Owner Thomas Whiting, 68 Kibby Lane Dennis Port, MA 02639 requesting a Special Permit for a live/work unit at 40-44 Main Street. The proposed plan will create an apartment in the back portion of the unit, while leaving the streetside, front portion of the unit for commercial use. As adopted by the Spring 2020 Town Meeting, a Live/Work Dwelling Unit is a structure or portion of a structure that combines a commercial, manufacturing, or artistic activity with a residential living space for the owner or occupant and that person's household, whereby the residential use of the space is secondary or accessory to the principal use as a place of work. Sales, display, and consignment of work produced on the premises, as well as classes held for instruction, are permitted.

7. Planning Update

8. Correspondence
