

**Maynard Planning Board Meeting  
May 24, 2022 – 7:00 p.m.  
(Hybrid – Town Hall and Zoom)**

---

**Board Members Present:** Chris Arsenault – Chair; Bill Cranshaw; Bob Brown; Annette Garabedian

**Others Present:** Bill Nemser – Planning Director

**Called to Order** at 7:07 pm by Chair Arsenault

**Approval of Minutes**

Chair Arsenault invited comments on the minutes of the April 26, 2022 and the May 10, 2022 Planning Board meetings. Mr. Brown had recused himself from the discussion of Jersey Mike's at the May 10, 2022 meeting, which should be reflected in the minutes.

*Chair Arsenault made a motion to approve the minutes of April 26, 2022.*

***The Board voted unanimously in favor of the motion.***

*Chair Arsenault made a motion to approve the minutes of May 10, 2022, as amended.*

***The Board voted unanimously in favor of the motion.***

**Discussion - Downtown Overlay District Review**

The Board discussed the special permit criteria in the DOD (9.4.5.), particularly related to affordable housing and density of housing in the DOD. Some of the proposed changes are as follows:

Agreement from the developer to include in the development a number of “affordable” units equal to or greater than the percentage of the total number of units in the development as shown below, rounded up to the nearest whole unit.

-Affordable Units Required by Project Size

6-17 units      15%

18 or more units      25%

For projects of 17 or fewer units, the affordable units shall be affordable to households with income at 80% of Area Median Income (AMI).

For projects of 18 or more units, the affordable units shall be affordable to households with income at 80% of AMI, except a number of the affordable units equal to one-quarter of the additional project units allowed by the reduction in the minimum lot requirement per unit shall be provided for households with income at 60% of AMI. For example, if reducing the minimum lot requirement from 1,500 sf per unit to 800 sf per unit allows the number of units to increase from 10 to 18, then 2 of the affordable units shall be affordable for households with income at 60% of AMI. When calculating the number of 60% AMI units, fractional units of  $\frac{1}{2}$  or greater shall be rounded up to the nearest whole number.

The Board discussed how developers can contribute to improvements downtown including crosswalks, sidewalks, curb cuts and bike racks. Mr. Nemser stated that the ADA Transition Plan, when complete, will contain grant funding for some of these modifications. The goal will be to have all applicants, including residential and commercial, contribute to the DOD improvement. The exact nature of funding expectations is to be determined.

There was extensive discussion about whether it is necessary to include the language of 9.4.5. in the zoning by-laws, when many of the points are covered in the development agreements. One of the reasons for keeping it in the by-laws is to signal to developers that there are certain expectations of them when planning projects in the DOD or elsewhere.

The DOD overlay criteria is currently optional. If it were made mandatory, all development projects in the DOD would be mixed-use. The DOD is meant to be an incentive to developers as there is leniency in terms of setbacks, etc. As the DOD is an overlay district, there is some uncertainty about what it should be used for, what the requirements are, and how it differs from the CBD. Chair Arsenault recommended that Mr. Nemser review the DOD use table and make amendments for review, as well as prepare a presentation of the above conversation for the entire Board.

The Board will continue to review 9.4.5. and possible amendments to the bylaws and criteria. The process will be initiated this summer, with proposed changes completed in June. The entire process will take about 6 weeks and will go before a Public Hearing and be voted on at Town Meeting.

## **Planning Updates**

Powdermill Corridor Study. Mr. Nemser wrote part two of the grant. The Board will discuss plans for the Corridor.

*Chair Arsenault made a motion to close the meeting, which was seconded by Mr. Cranshaw.*

***The Board voted unanimously in favor of the motion.***

Meeting end: 8:47 p.m.