

Tuesday, January 24, 2023
Planning Board Meeting - 7PM (Hybrid Meeting) Town Hall, Soup Campbell Room 195
Main Street, Maynard MA. 01754

This Agenda is subject to change

Chair: Chris Arsenault

Posted by: Bill Nemser, Planning Director

Date: January 17, 2023, Reposted with update January 23, 2023

Version 1.1

To access and participate virtually 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. Minutes

A. Minutes of 12.13.22 and 01.10.23

2. **NOTE: THIS ITEM HAS BEEN REMOVED FROM THE AGENDA AND THE REQUEST WITHDRAWN.** 30
Sudbury Street (Fire Station) - Request for Determination: the Maynard Fire Department represented by Fire Chief Stowers has requested a determination from the Board if removal of Condition H of their decision dated March 12, 2019, constitutes a major or minor amendment to the approved Decision and associated Site Plan. **NOTE: THIS ITEM HAS BEEN REMOVED FROM THE AGENDA AND THE REQUEST WITHDRAWN.**

3. Public Hearing (Continued from December 13, 2022) - Special Permit and Site Plan Application filed by Studio InSitu Architects 63 Main Street, Maynard, MA, on behalf of Sugarloaf Maynard LLC, 16 Holden Road, Belmont, MA. Consistent with Sections 3.0, 7.9, 9.4.6 and 10.0 of the Zoning By-laws, the petitioner is requesting Special Permit and Site Plan approval to operate a marijuana retailer establishment in the Central Business Zoning District/Downtown Overlay District at 25 Nason Street.

A. Application + Materials

B. Staff Report

4. Public Hearing - Special Permit requests filed by Mario and Joanna Morales of 219 Bishop Drive Framingham, MA 01702. The petitioner is requesting a Special Permit to operate a motor vehicle repair business located at 76 Powder Mill Rd Maynard, MA 01754 and a Special Permit for relief from the sign regulations at the same location. The petitioner will be leasing the building from the property owner who operates an auto sales dealership in a separate structure on the subject property.

5. Planning Update
