



Town of Maynard

January 13, 2026 Planning Board Meeting

Maynard Town Hall, Soup Campbell Room, 7PM
195 Main Street, Maynard, MA 01754

Chair: Chris Arsenault

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

[Maynard, MA | Official Website \(townofmaynard-ma.gov\)](https://townofmaynard-ma.gov)

1. Minutes
2. Public Hearing - 151 Main Street (Continued From December 9, 2025)

Application filed by Matthew Hall, 76 Brook Trail Road Concord, MA 01742. The subject property, 151 Main Street, Maynard, MA 01754, is in the Business zoning district (B), within the Downtown Overlay District (DOD). Per Section 10.5.1.2 & Section 10.5.1.4 of the Town Zoning By-laws (ZBL) the applicant is requesting Site Plan approval for construction of a mixed-use project at 151 Main Street consisting of 2,705 square feet of retail and office space on the first floor, and three (3) apartment units on the 2nd and 3rd stories above. The project is subject to Section 10.6 of the ZBL (Design Review) and the Design Review standards of the Planning Board's Rules and Regulations. Per Section 9.4.8.3 of the ZBL, the applicant is also requesting a Special Permit to reduce minimum parking requirements for the project.

Documents:

[151 MAIN STREET PEER REVIEW ENG 2 \(FINAL\).PDF](#)
[THE GATELY MAYNARD - APPLICANTS PRESENTATION 12.09.25.PDF](#)
[7820 SITE PLAN2_FF \(12.04.25\).PDF](#)
[L.1-PLANTING PLAN AND DETAILS_20251208.PDF](#)
[L.2-PLANTING ILLUSTRATIVE_20251208.PDF](#)
[RIDE BIKE RACK.PDF](#)
[151_ L.1 PAVING PATTERN.PDF](#)
[P2 BEA_VIPERSPEC.PDF](#)
[PB2516 - COMMENTS DESIGN 1.PDF](#)

PB2516 - COMMENTS DPW 1.PDF
PB2516 - COMMENTS TREET COMM 1.PDF
WD1473_CS.PDF
151 MAIN ST-MAINTENANCE PLAN-LETTERHEAD_20251201.PDF
151 MAIN STREET - ARCH MATERIALS.PDF
151 NARRATIVE (FOR DESIGN).PDF
DLQ340_CS.PDF
MAYNARD MIXED USE - BEFORE AND AFTER NIGHT VIEW.PDF
SIENA EDGE CATALOG 2024.PDF
PB2516 - 151 MAIN STREET - APPLICATION (CLERK STAMPED) -
10.21.25.PDF
HALL LICENSE VS 5 W SECTIONS.PDF
DOYLE (12.11.25) WITH TOWN RESPONSE.PDF

3. Planning Update

1) Grant Update.- HPP and Powder Mill RFQ reps from PB

Planning Board meetings will be conducted with decorum. This means that the members of the Planning Board, staff, applicants, and the public are required to communicate and act respectfully. Members of the public are encouraged to participate in the meeting, and to ensure the meeting proceeds in an orderly manner, please follow these procedures to provide public comment:

- Raise your hand once the Chair allows public comment for the meeting or hearing, and wait to be recognized. For virtual participants, either use the "raise hand feature" through the Zoom option or turn on your video and raise your hand.
- When you are recognized to speak, please state your name and address.
- Comments/questions shall be directed to the Planning Board through the Chair.
- In the interest of time, please limit your engagement to two (2) minutes.
- Please limit your comments to the topic at hand and within the purview of the Planning Board or the Maynard Protective Zoning By-Laws.

Please note that the Planning Board will take public comments during each public hearing. The Chair will determine if public comments will be allowed on other agenda items.

Please note: the option for remote attendance and/or participation is being provided as a courtesy to the public. The meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast to individual attendees, unless otherwise required by law. This meeting is being recorded and any audio or visual engagement by attendees may be captured by the recording.