

Maynard Planning Board Meeting
February 28, 2023 – 7:00 p.m.
(Zoom meeting due to inclement weather)

Maynard Planning Board Members Present: Chris Arsenault – Chair; Bob Brown – Vice Chair; Jim Coleman; Bill Cranshaw; Natalie Robert; Annette Garabedian (Alternate)

Others Present: Bill Nemser – Maynard Planning Director, Julia Flanary – Assistant Planning Director

The meeting was opened at 7:01 p.m. by Mr. Arsenault. A roll call of attendance was taken.

Public Hearing

76 Powder Mill Road - Special Permit Request (continued from Jan. 24, 2023)

Special Permit requests filed by Mario and Joanna Morales of 219 Bishop Drive Framingham, MA 01702. The petitioner is requesting a Special Permit for relief from the sign regulations at 76 Powder Mill Rd Maynard, MA 01754. **NOTE: The petitioner has requested to withdraw this application.**

The special permit for vehicle repair was approved on February 14, 2023. A separate application was filed for relief from the sign regulations. A survey of the property has revealed that the sign may be on Town property, in which case the petition would be in the jurisdiction of the Select Board.

Mr. Brown asked about the process to remove the signpost if it's on Town property. Mr. Nemser replied that it would be under the authority of DPW and the Select Board.

Ms. Robert made a motion to accept the withdrawal of this portion of the application without prejudice, which was seconded by Mr. Coleman.

The Board voted unanimously in favor of the motion, by roll call.

Accessory Home-Based Business Activity (AHBBA)

Accessory Home-Based Business Activity (Continued from Feb. 14, 2023)

The Board will consider recommending approval of amendments to the Maynard Protective Zoning By-laws to the May 15, 2023 Spring Annual Town meeting. The proposed amendments consist of:

- Creation of Section 8.3 of the Zoning By-laws "Accessory Home-Based Business Activity" (AHBBA).
- Revision of Section 3.1.2 Table A - "Use Regulations".
- Revision of Section 3.2 "Accessory Uses".
- Revision of Section 6.1.5 Table "C" "Parking Space Requirements".

The Board reviewed the draft document of the Accessory Home-Based Business Activity by-laws. There was a discussion of the language of Section 8.3.6, or Special Permit Criteria for Type B Accessory Home-Based Businesses.

Mr. Coleman made a motion to close the Public Hearing, which was seconded by Mr. Brown.

The Board voted unanimously in favor of the motion, by roll call.

Mr. Cranshaw made a motion to approve Section 6.1.5. Table "C" "Parking Space Requirements," Sections 3.2 and 3.1.2 Table A as discussed in these Hearings, as well as the addition of a new section 8.3 as discussed in these Hearings, and advance them as articles for Town Meeting, recommending approval.

The motion was seconded by Mr. Coleman.

The Board voted unanimously in favor of the motion, by roll call.

Approval of Meeting Minutes – January 24, 2023

Mr. Coleman made a motion to approve the meeting minutes from January 24, 2023, which was seconded by Ms. Arsenault.

The Board voted unanimously in favor of the motion, by roll call.

Approval of Meeting Minutes – February 14, 2023

Mr. Brown suggested deletion of a sentence regarding the site plan for Sugarloaf LLC. The sentence reads that the rear fire lane is on private property, when in fact it is partly on Town property.

Mr. Arsenault made a motion to approve the meeting minutes from February 14, 2023 as amended, which was seconded by Mr. Coleman.

The Board voted unanimously in favor of the motion, by roll call.

Trade Shop Definition

The Board reviewed the definition.

Mr. Cranshaw made a motion to approve the article for submittal to the upcoming Town Meeting, to change the zoning by-law to add Trade Shop to the principal business use table, and a definition of Trade Shop to Section 11, as per today's discussion. Mr. Coleman seconded the motion.

The Board voted unanimously in favor of the motion, by roll call.

Mr. Coleman made a motion to close the meeting, which was seconded by Mr. Arsenault.

The Board voted unanimously in favor of the motion, by roll call.

Meeting closed: 8:30 p.m.