

**Maynard Planning Board Meeting**  
**May 9, 2023 – 7:00 p.m.**  
**(Town Hall & Zoom Meeting)**

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**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 – Planning Director; Julia Flanary – Assistant Planning Director; Wayne Amico – Town Engineer;

The meeting was opened at 7:03 p.m. by Mr. Arsenault. A roll call of attendance was taken.

**Public Hearing**

Modification of Site Plan for Maynard Crossing (Child Care) - Continued from Meeting Of April 11, 2023

The Petitioner: Maynard Crossing JV, LLC, 259 Turnpike Road, Suite 100, Southborough, MA 01772, is requesting a modification of the Site Plan for Maynard Crossing, 129 Parker Street, as authorized by Section 10.5 of the Zoning By-laws. This request is pursuant to Sections 9.3 and 10.4 of the Zoning By-laws and the Concept Plan approved by Town Meeting on October 5, 2016. The amendment is associated with the addition of a childcare facility.

*Mr. Arsenault made a motion to continue the hearing to June 13, 2023. The continuance was requested by the petitioner.*

***The Board voted 5-0 in favor of the continuance.***

**Meeting Minutes – April 11, 2023**

Mr. Cranshaw requested 2 minor changes to the minutes. The Board requested more detail be provided in the minutes in general. Mr. Nemser will add details to the Town Planner update and bring them back to the Board for approval.

**Town Meeting - Prep and Discussion for Planning Board Items**

Mr Nemser stated that on May 9<sup>th</sup>, the Town Meeting Moderator called a meeting to discuss the agenda. The meeting may go to 2 nights. Mr. Coleman said that the Town of Acton conducts its meetings over 2 nights, with certain articles scheduled for certain nights. This seems to work better as the meetings can run long.

Mr. Arsenault will give a presentation on the Home-Based Businesses and Trade Shops articles. There was a discussion of the possible grouping of the votes. Mr. Nemser will seek clarification on this item. Another question was whether the Planning Board members would sit on the stage or in the general audience. Mr. Nemser will get clarification on that as well.

Mr. Arsenault asked for an opinion as to whether the articles are grouped together, would he still be able to present his PowerPoint on the Home-Based Business article. Mr. Coleman stated that that would be at the discretion of the Meeting Moderator, but that he should be able to give the presentation and can request to do so.

Mr. Roger Stillwater of 17 Sunset Road asked a question about Article 34, i.e. modifications to the building code, and how that affects the Planning Board's deliberations. Mr. Arsenault replied that the Planning Board uses the Zoning By-laws as their guiding document for site plan review and special permits, and that the Zoning By-laws do not address code compliance. Mr. Nemser concurred.

### **Town Planner Updates**

Mr. Nemser stated that code compliance at Maynard Crossing had been discussed prior to the present meeting. There is a new online form for reporting code compliance complaints. Complaints are routed to the appropriate party for redress. Previously complaints have come in by email, which is hard to track. The new system will make tracking easier. Mr. Brown asked about the process for those without computers. Mr. Nemser said they could fill out a paper form or call in, but he will follow up on that to make sure.

Ms. Robert asked if there would be something similar for possible complaints about Home-Based Businesses. She stated that the public is concerned about where to lodge their complaints, and whether they will be anonymous. Mr. Nemser responded that the online form would work for these, but he's not sure if they would be anonymous. He is checking with counsel because anonymous complaints are illegal in certain areas.

Mr. Coleman remarked that there are many open dumpster lids both in Maynard Crossing and downtown. When the lids are left open, the garbage piles up and the bins get overfilled. The trash gets blown around and comes unsightly. It also could be a breeding ground for mosquitoes. Though it's hard to enforce, he asked if the Health Agent could address this concern. Mr. Nemser said he would follow up.

The town has received a grant for the 61-63 Summer St. Reuse Committee.

In addition, an application was submitted for a Road Diet on Main St. Mr. Nemser had asked DPW for a conceptual plan to widen the sidewalks on Main St. from Waltham St. (Near McDonalds) to the triangle. This would encourage outdoor dining, pedestrian use and slowing of vehicular traffic. It would increase the public use of the area.

Mr. Nemser stated that the Zoning Board will be working on a proposal to require a special permit for retail gun sales. Mr. Arsenault attended the meeting with Senator Eldridge to discuss the issue. The Zoning Board had asked for assistance from the Planning Board, perhaps in the form of a sub-committee. Mr. Arsenault offered to assist (he or someone on the Board) after the Town Meeting.

Mr. Jeff Black introduced himself and stated that he's interested in becoming an Alternate on the Planning Board. He has lived in Maynard about 3 years. He is a civil engineer and familiar with many of the issues the Board faces. Mr. Coleman asked Mr. Brown if he will recuse himself from deliberations on projects his company provides engineering for. Mr. Brown works for the same company as the Town Engineer. Board members suggested getting guidance from Town counsel, as well as Mr. Brown's employer to ensure there is no appearance of impropriety.

*Mr. Coleman made a motion to close the meeting, which was seconded by Ms. Robert.*

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

**Meeting closed: 8:07 p.m.**