

**Maynard Planning Board Meeting and Public Hearing**  
**July 25th, 2023 – 7:00 p.m.**  
**(Hybrid – Town Hall and Zoom)**

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**Maynard Planning Board Members Present:** Chris Arsenault – Chair; Jim Coleman (remote); Bill Cranshaw; Natalie Robert (Remote); Annette Garabedian; Jeff Black (Alternate; Remote)

**Others Present:** Bill Nemser – Maynard Planning Director; Julia Flanary – Assistant Planning Director; James MacDonald – MacDonald Development; Jacquie MacDonald Nano – MacDonald Development; Mike Scott – Land Design Collaborative

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

**1. Approval Not Required (ANR) - 3-5 Shore Ave**

The applicants, Elizabeth Drury & Jeanne Gay, are requesting Approval Not Required (ANR) endorsement by the board for separation of the subject properties. The two resulting lots would both conform to zoning with respect to frontage and area requirements.

Mr. Nemser clarified that ANR to create 2 lots to be conforming in the S1 zoning district. Town Police and Fire department had been contacted and had no problem and the frontage requirements are met. Recommendation to the board endorse ANR. No additional comments from reviewing agencies.

There were no questions from the board.

*Mr. Arsenault made a motion for endorsement by the board and motion was seconded by Jim Coleman.*

***Board voted unanimously in favor by roll call vote***

**2. Public Hearing - 115 Main Street**

Special Permit Modification Application filed by MacDonald Development. Per Section 10.4 of Maynard Zoning By-laws, the petitioner is requesting to modify their existing approved Special Permit and associated Site Plan for the project located at 115 Main Street Maynard, MA 01754, to include an underground parking garage.

Bill Nemser prefaced the discussion stating that: The hearing opened on June 27th and the board had requested changes; This is a previously approved project from the planning board and this is a request to make amendments. The changes that will be explained by the applicants.

Mr. Scott presented the updated plan and discussed changes from the previously approved plan: The update plan had a single driveway entrance where before there had been 2; Stairs and elevator were relocated adding space for additional parking; ADA spaces had been moved but still met the requirements of 2; Additional parking space added with changes in parking leading to an increase in indoor parking and decrease in outdoor parking; updated plan retains 2000 sq feet of pervious green space from the original plan; updated plan create less abrupt angle for entry and creates flatter spot for entry and access to dumpster.

The changes in parking would mean additional impervious spaces but also provide an opportunity to add trees which would be discussed with the landscape architect.

Ms. Flanary stated that the Conservation Commission wanted to wait until the September 8th meeting to discuss drainage and green space.

There was discussion of landscaping and Ms. Flanary clarified that landscaping on town property would be approved by DPW and inside the property would be the jurisdiction of the Conservation Committee (Conscom).

Mr. Cranshaw expressed concern about the loss of a parking spot on the North side of the building.

It was decided that the Applicant would adjust landscape plan to maintain the parking spot and submit the following week. Town staff to work with the applicant and Conservation Committee on the landscape plan to be brought to board within one week to be discussed and approved by board and Conscom).

Mr. Cranshaw expressed concern about some grading on the route to the dumpster

Mr. Scott agreed he will revisit the plan for the addition of a convenience ramp

Ms. Robert asked for confirmation and clarity on the safety and site lines of trash trucks entering and exiting and it was confirmed by Mr. MacDonald.

Mr. Black expressed Concern with 18-foot-wide access to surface lot - 18 feet is two parking spaces wide which makes a turn difficult.

Mr. Scott confirmed that he had determined that spacing and traffic could enter and exit safely.

It was confirmed that emergency vehicles would access the building through the front entrance and would not be impeded by the grade of the entry/exit. Mr. Arsenault asked about signage and Mr. Scott stated it had not been discussed other than what was carried over from the street plan but it will be on the final plan.

Mr. Scott stated he would try to submit plans a week before the August 8th meeting  
Landscaping, storm water, signage, and waivers

Mr. Arsenault moved to continue the discussion to the following meeting on August 8th and  
was seconded by Ms. Robert.

***Motion passed unanimously by roll call vote***

### **3. Election of chair for the next fiscal year**

Ms. Robert moved to appoint Mr. Arsenault as chair. Motion was seconded by Mr. Coleman

***Motion Passed unanimously by roll call vote with Mr. Arsenault abstaining***

Mr. Cranshaw nominated Mr. Coleman for Vice-Chair but Mr. Coleman declined.

Mr Coleman nominated Ms. Robert for Vice-Chair and was seconded by Mr. Cranshaw

***Motion Passed unanimously by roll call vote with Ms. Robert abstaining***

### **4. Request For Planning Board Representative to Community Preservation Committee**

Ms. Robert moved to nominate Mr. Cranshaw and was seconded by Mr. Arsenault

***Motion Passed unanimously by roll call vote***

### **5. Approval of minutes**

Mr Cranshaw moved to approve the meeting minutes of June 13th. Motion was seconded by  
Mr. Arsenault

***Motion Passed unanimously by roll call vote***

Mr. Arsenault moved to approve the meeting minutes of June 22nd. Motion was seconded by  
Mr. Coleman

***Motion Passed unanimously by roll call vote***

**6. Planning update**

Ms. Flanary asked the board to spread the word about the Kayak rental grand opening.

Mr. Nemser updated that he had met with Dogtopia and they would be sending a letter to request sponsorship of an amendment to allow for a special permit for kennels in NBOD.

Mr. Coleman moved to adjourn the meeting which was seconded by Ms. Robert.

***Motion Passed unanimously by roll call vote***

**Meeting Close: 8:51 p.m.**