PLANNING BOARD
TOWN HALL
195 MAIN STREET
MAYNARD, MA 01754

LEGAL NOTICE

A public hearing will be held on January 25, 2011 at 7:00 p.m. at the Maynard Town Hall, 195 Main Street, Maynard, Room 201, to hear all persons in a Site Plan Review, Special Permits and Waivers requested by Dimopoulos Realty Trust 170 Main Street (Assessor's Map 14 Parcel 130). The premises is located in the Business District and the Downtown Overlay District. This is subject to Section 14 (Site Plan Review) and Appendix A (Site Plan Review Regulations) of the Protective Zoning By-laws of the Town of Maynard, Massachusetts. In addition, the applicant is requesting the following Special Permits and Waivers from the following Sections of the Protective Zoning By-Laws of the Town of Maynard in accordance with the Massachusetts General Laws Chapter 40A:

Special Permits Required

Section 5

A. Sub-section 5.3.A. to allow the alteration and expansion of the existing Gas station and automotive repair

Section 6

A. Sub-section 6.F. Downtown Mixed – Use overlay District

B. Sub-section 6.F.6B – Special Permit for reduced building height request a single story building height for a financial institution

Waivers Requested

Section 16. Parking Standards

A. Sub-section 16.4.D.2 – Minimum setback requirements
reduce the sideline setback to a paved area from 10 feet to 5 feet due to existing site restrictions.

B. Sub-section 16.4.D.3 – Minimum driveway separation:
reduce the separation requirement between driveways from 200 feet to 65 feet, for improved circulation and as the site is currently paved across 183 feet of the existing frontage on Main Street

C. Sub-section 16.5.A – Dimensional Requirement
reduce the size of a standard parking space length from eighteen and one half (18.5) feet to seventeen and one half (17.5) feet with an aisle width of twenty (20) feet to maximize parking on site

D. Sub-section 16.9.A – Landscaping Requirements
reduce the requirement for full landscaping across the front yard setback to the areas shown, due to existing conditions and site restrictions.

Any other special permit approvals and waivers required by the By-laws necessary to construct the above project.

Copies of the Site Plan and the Special Permit/Site Plan application are on file with the Town Clerk and the Planning Board office for inspection during normal business hours.

Marie Morando

Marie Morando
Planner Assistant