

September 12, 2022

#22-08 – Open Space Subdivision – Maynard

Location: 612 Broadway (Assessor's ID #: 02632)

Zone/Lot Size: GR 80 Zone/6.41 acres +/-

Intent: Create one new lot

Application Received: June 7, 2022

Application Acknowledged: June 13, 2022

Public Hearing Opened: August 8, 2022

Public Hearing Continued: September 12, 2022

Review: The public hearing was continued on the subject application to allow the Conservation Commission to consider the proposed open space conveyance modification of the applicant. The applicant initially wished to convey the open space as fee simple – outright ownership - by the Town. But, has requested it to be conveyed as a conservation easement instead.

The Conservation Commission considered this at their September 7 meeting. The Commission did not have an objection to this alteration. Please refer to the enclosed copy of the meeting minutes.

Upon review of the proposed plans, Planning Staff has the following comments:

- : The proposed plans should indicate that the subject application is an open space subdivision.
- : The public hearing sign affidavit and evidence of public hearing abutter's notices needs to be submitted to demonstrate that they were posted in a timely manner, after the close of the public hearing.
- : The proposed plans should provide a calculation on the open space required pursuant to the Open Space Subdivision Regulations and how the plans comply with them.
- : The open space area should be delineated in the field prior to any site disturbance.
- : Limits of clearing need to be identified for lot 2 and flagged prior to site disturbance.

