

# Maynard Community Development Principles

The Maynard Community Development Plan Vision – *“Maynard is a community of neighborhoods which has preserved and enhanced its essential character as a diverse, economically vibrant, welcoming community with a wide range of housing opportunities, a rich cultural heritage, natural attractions and open spaces. This, coupled with an attractive, accessible, pedestrian friendly downtown has firmly established Maynard as a desirable destination for people in the region. We have maintained that which characterizes Maynard today while fully exploiting available opportunities with a discipline that balanced protection of natural resources and economic growth.”*

The Principles below are intended to guide development and decisions as we progress toward our vision.



## 1. Concentrate Development and Integrate Uses

Support development that is compact, conserves land, protects historic resources, and mixes residential, commercial and retail uses.

## 2. Protect the Village Character of Downtown Maynard

Maynard's identity is tied to its heritage as a classic New England mill town with a rich multi-ethnic core, a walkable downtown and mix of businesses, features and landmarks. Protecting this heritage into the future is essential to Maynard's vitality and distinctiveness.



## 3. Redevelop and Reuse

Maynard has little land that is easily developed today. As a result, the town will need to focus on reuse of existing land by encouraging the redevelopment of older or run-down plots and preserving the remaining open spaces and existing structures that define the town's character.

## 4. Use Natural Resources Wisely

Maynard is committed to incorporating cost-effective measures that increase energy efficiency, renewable energy use and save money.



## 5. Expand Housing Opportunities

Although Maynard should support construction and rehabilitation of housing to meet the needs of people of all abilities and income levels, there are a number of constraints for doing so. Due to its size and urban nature, Maynard has limited opportunities for housing growth compared to many other towns in Massachusetts. Also, through Chapter 40B and other state requirements, towns must take steps to ensure that affordable housing is made available, and Maynard does not currently meet its obligation.



## 6. Provide a Variety of Transportation Choices

Maynard's heritage as a mill town makes us inherently walkable. Neighborhoods were built close to the central downtown district and mill complex. Protecting and enhancing this attribute requires that we offer and enhance a variety of transportation choices.



## 7. Respect Cultural and Historic Resources

Maynard has many historic and cultural resources due to its history as a mill town and its mix of ethnic cultures. This principle should be kept in mind for all projects affecting sites of known or suspected historical, archaeological or cultural value, protecting them to appropriate standards.

## 8. Protect Land and Ecosystems

Maynard is fortunate to have a variety of ecosystems within its borders. The Assabet River, the underground water supply, our wetlands, woods and fields require stewardship.



## 9. Make Effective Decisions

Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with our Community Development Principles. Recognition and attention to this matter is critical to creating a predictable and supportive community.

## 10. Manage Infrastructure Effectively

Like all towns, Maynard has limited resources for developing and improving its infrastructure and services—including sewer, water, schools, roads, etc.—and must therefore anticipate growth and demographic pressures and actively decide to reduce growth or plan for increased services where possible or appropriate. Maynard must also prepare to meet new state mandates regarding infrastructure and services as they are established.

