

**Town of Maynard
Zoning Board of Appeals
Monday September 29, 2014
195 Main Street, Room 201**

Board members present: Chair Paul Scheiner; Marilyn Messenger, Carlos Perez; John Edson (alternate); Leslie Bryant (alternate)

Also present Town Planner Bill Nemser

7:00 p.m. Chair Scheiner called the meeting to order.

Public Hearing for a petition filed by Edward McLaughlin for a Special Permit for an Accessory Family Dwelling Unit at 20 Michael Road, Maynard (Map 4 -Parcel 2)

The petitioner Edward McLaughlin presented the proposed plan for the addition of the 600 s.f. in-law apartment which meets the required zoning setbacks. The accessory dwelling requires a Special Permit from the Zoning Board which then has to be renewed every two years to ensure that the circumstances have not changed. The kitchen makes it a separate accessory dwelling, if the circumstances change the kitchen would need to be removed.

The hearing was opened up to the public.

Vic Tomyl commented that the Special Permit is good for two years and this Board has already issued accessory dwelling permits for other properties, have they been followed up on to make sure that they still comply with the requirements of the bylaw. Chair Scheiner read the requirements of an accessory dwelling from the zoning bylaw, the Board issues the Special Permit, the Building Inspector issues the renewal permit. Town Planner Bill Nemser commented that with the new electronic permitting these will be better tracked.

A motion was made by Marilyn Messenger to close the hearing, seconded by John Edson.

The Board deliberated on the Special Permit request.

A motion was made by Marilyn Messenger to grant the Special Permit for an accessory dwelling at 20 Michael Road, Map 4, Parcel 2 given that the proposed apartment meets all the requirements of the bylaw, seconded by John Edson. The Board voted 5 to 0 in favor of this motion.

Town Planner Bill Nemser described the appeal period and recording process to the petitioner.

7:16 p.m. Minutes for approval

The minutes of the meeting of June 23, 2014 were reviewed.

A motion was made by Marilyn Messenger to accept the minutes as corrected, seconded by Carlos Perez. The Board voted 5 to 0 in favor of the motion.

The minutes of the meeting of July 28, 2014 were reviewed.

A motion was made by Carlos Perez to accept the minutes as written, seconded by Marilyn Messenger. The Board voted 4 to 0 in favor of the motion with Chair Paul Scheiner abstaining as he was not present at the meeting.

7:19 p.m. Election of a Chair

A motion was made by Marilyn Messenger to nominate Paul Scheiner as Chair, seconded by John Edson.

A motion was made by Paul Scheiner to nominate Marilyn Messenger as Chair, seconded by Leslie Bryant

Nominations are closed.

A motion was made to appoint Paul Scheiner as Chair for the next year, seconded by Marilyn Messenger. The Board voted 5 to 0 in favor of this motion.

7:22 p.m. Meeting dates

The Board discussed setting a regular meeting date and if there were no petitions received by the filing deadline there would be no meeting for that month. The Board agreed on the last Monday of the month at 7 p.m. beginning in October. Bill Nemser explained the timelines required for filing and publications of legal notices.

7:27 p.m. Correspondence

Notifications from other towns and also correspondence is put into drop box for access by Board members to review.

Paul questioned the staff report being distributed to review, worried that it conflicts with Open Meeting Law, the application submitted by the applicant should be complete prior to submittal. Marilyn Messenger stated it is helpful to have the criteria and section of the zoning bylaw.

A motion was made by Marilyn Messenger to adjourn, seconded by John Edson.

Meeting adjourned at 7:36 p.m.