

MINUTES OF THE ZONING BOARD OF APPEALS  
February 23, 2015 – 7:00 p.m.  
195 Main Street, Maynard, Room 101

Members present: Chairman Paul Scheiner, Marilyn Messenger, Carlos Perez, Leslie Bryant

**7:00 - Call to order**

**Public Hearing: Request by Mateus Lievore for a Special Permit to be considered to allow extension of an existing nonconforming structure located at 203 Main Street (Map 13, Parcel 69).**

Chair Scheiner read the public hearing notice that was published in the paper, he then indicated that before opening the meeting he must advise the applicant that there are only four members present so the vote has to be unanimous; the petitioner indicated he wants to continue. Chair Scheiner then disclosed that he works with Joshua Kelly on other projects and asked if there was any no objection, there were none.

Joshua Kelly presented the petition, the owner is requesting a Special Permit pursuant to 5.1.3 for a two story addition and remodel of existing house, the lot is in the General Residence district, the addition proposed is a two story addition to the rear. The existing structure is pre-existing non-conforming it does not comply for frontage, front yard and side yard setbacks. The proposed addition will not change setbacks does not substantially derogate from the intent of the bylaw or a detriment to neighborhood, the alteration does not increase any nonconformities. The proposed lot coverage is approximately 23.3%. The front of the home is in disrepair and there are portions of the structure that are unsafe. The home is currently and will remain two units. The Board reviewed the plans. The existing non-conforming side setback of 8.6 will remain the same for the addition. There were not abutters present to speak for or against the petition.

**A motion was made by Marilyn Messenger to close the hearing, seconded by Leslie Bryant. The Board voted 4 to 0 in favor of the motion.**

**A motion was made by Marilyn Messenger to grant the Special Permit at 203 Main Street to allow extension of the existing non-conformity for the proposed addition, the proposed addition will not increase the existing side yard setback of 8.6 ft, seconded by Leslie Bryant. The Board vote was unanimous 4 to 0.**

Town Planner Bill Nemser explained the timeline for recording of the decision to the petitioner.

**Approval of minutes:**

The Board reviewed the minutes of September 14, 2014.

**A motion was made by Marilyn Messenger to approve the minutes as written, seconded by Carlos Perez. The Board voted 4 to 0 in favor of the motion.**

**Miscellaneous:** The board discussed who signs the decision. The Board voted unanimously that the Chairman Paul Scheiner will sign the decisions on behalf of the Board, in his absence Marilyn Messenger is authorized to sign.

**Town Planner Update:** Bill Nemser asked the Board if they have any questions or comments for him. The Board discussed the information for the packets and one member was having difficulty opening some attached files.

**A motion was made by Marilyn Messenger to adjourn, seconded by Carlos Perez.**

Meeting adjourned at 7:41 p.m.