

**Zoning Board of Appeals**  
**June 1, 2015 7:00 p.m.**  
**195 Main Street, Maynard Room 101**

Members present: Chair Paul Scheiner, Carlos Perez, Marilyn Messenger,  
Christopher Etchechury, Leslie Bryant  
Also present: Town Planner Bill Nemser

7:00 p.m. Chair Scheiner opened the meeting

7:01 p.m. Chair Scheiner read the legal notice for the public hearing. The applicant has requested that to amend the petition by withdrawing the request for the variance and would only like the Board to consider the special permit request. The petition of James P. Demeo, 4 Front Street, Map 14 Parcel 134 requesting: A Special Permit to extend a non-conforming structure, pursuant to Section 5.1.5, Maynard Zoning By-laws, for a proposed deck and landing.

The petitioner James Demeo explained that they have lived here 30 years, when they purchased the home it had a three season porch, in the course of some renovations, they applied to convert the porch into a full year round room. As presently constructed there is no egress from main floor to the back yard, only egress from the basement. The owners would like to add sliding doors to a deck. The proposed deck was originally 6 ft x 7 ft but they have reduced it to 7 ft x 5.3 ft for a 30 ft rear setback, there is no increase in the side setback non conformity.

Chair Scheiner asked Mr. Demeo to mark on the plot plan what is existing and what is proposed.

Chair Scheiner asked if there were any abutter to speak in favor of the petitioner.

A neighbor stated she had a similar egress problem and added a small porch to the rear for safety, she has no problem with the request, it has no negative effect on her and will be a great benefit for the Demeo's.

There were no abutters to speak in opposition of the petition.

*A motion was made by Leslie Bryant to close the public hearing, seconded by Marilyn Messenger. The vote was unanimous.*

The Board deliberated on the petition.

Town Planner made a clarification that the special permit would be from section 5.1.3.

The Board had no issues with the proposal and felt it improved safety for the homeowners.

*A motion was made by Marilyn Messenger to grant the special permit for the Front Street petition to extend the existing non-conformity pursuant to Section 5.1.3 of the Maynard Zoning Bylaws, the Board finds that the extension is not more detrimental to the neighborhood than what currently exists, seconded by Leslie Bryant. The vote was unanimous.*

The variance request will not be heard. Chair Scheiner asked Bill Nemser to give the details of the decision, recording and appeal period.

**Correspondence:**

Bill stated that most of the correspondence that is received is the notices from other towns; he has been posting them online for viewing. He will review and ensure that any correspondence discussing issues affecting the Town is brought to the Board's attention.

A motion was made by Marilyn to adjourn seconded by Leslie  
Meeting adjourned at 7:50 PM