

Minutes – Zoning Board of Appeals
7:00 PM March 14, 2016
195 Main Street, Maynard - Room 101

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

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

Continued hearing 51 Summer Street: Chair Scheiner opened the continued hearing by reading the legal notice for 51 Summer Street, a request for a Special Permit for alteration of a nonconforming structure.

Steve Poole appeared on behalf of DG Custom Homes, he explained that this is an existing structure previously used by the American Legion. The existing structure is 1 ft off the property line, they are proposing to maintain the existing structure and break into three units, new construction will be parking area, looking to the Board permission to change use from current use back to residential.

Town Planner Bill Nemser explained that the change of use falls under Zoning Board jurisdiction and the Planning Board conditionally approved the alteration of a non conforming structure for increasing the number of unite from 2 to 3.

Chair Scheiner read regulation Section 5.1.2 and the requirements for approval of the change of use.

Chair Scheiner asked what the lot coverage would be with the new parking area; Steve Poole responded the lot coverage with the proposed parking area is 45.7 %. Based on the criteria of section 5.1.2 the requirements are met.

There were no abutters present.

A motion was made by Marilyn Messenger to close the public 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 for 51 Summer Street change of use from assembly use to residential use, seconded by Carlos Perez. The Board voted 4 to 0 in favor of the motion.

A motion was made by Marilyn Messenger to adjourn the meeting, seconded by Paul Scheiner.

Meeting adjourned at 7:31 p.m.