

Zoning Board of Appeals
April 25, 2016 – 7:00 p.m.
195 Main Street, Maynard - Room 101

Members present: Chair Paul Scheiner, Leslie Bryant, Marilyn Messenger, Jamal DeVita, Carlos Perez.
7:00 p.m. – Chair Scheiner called the meeting to order

Public Hearing: Variance request – 23 Rio Road pursuant to Massachusetts General Laws, Chapter 40A s.5, petition filed by Michael Wurster, 23 Reo Rd Maynard, located within the Single Family Residence District 1. The petitioner is requesting a variance from Section 4.1 of the Zoning Bylaws to: 1) Allow a reduced front setback of 22 feet (25 feet required). 2) Allow lot coverage of approximately 17.8% (15% required).

Chair Scheiner opened the public hearing by reading the legal notice. The applicant Michael Wurster appeared before the Board. Mr. Wurster explained that as his family has grown, they need more space, would like to stay in their current home, they are proposing to bump the garage toward the street, convert the existing garage space into master bedroom and bath and add a garage. It was not economically feasible to add a full second floor. The house is on a corner lot, behind is conservation space so the addition will not be detrimental to the current neighborhood. Chair Scheiner asked the petitioner how the request meets the required criteria for a variance. Mr. Wurster stated that all the homes are on slabs, it makes it more difficult to build a second floor. Chair Scheiner asked for comments from the Board. Marilyn stated it appears to fit in with the neighborhood.

An abutter stated the road has 12 houses, 11 have been modified, many have second floors or additions off the back, and the neighborhood has evolved. Abutter Bill Swan is in favor of the addition and likes that it is remaining a single story dwelling.

A motion was made by Marilyn to close the hearing, seconded by Leslie Bryant The vote was 5 to 0.

Deliberations: The Board did not have any issues with the proposal.

A motion was made by Marilyn to grant the variance from Section 4.1 for a reduced front setback to 22 ft and increased lot coverage of 17.8%, the Board found that the proposal is a corner lot built on a slab, the changes are “de-minimus”, not more detrimental than what exists now, not substantial detriment to the neighborhood, not a derogation of the bylaw, seconded by Leslie Bryant. The Board voted 5 to 0 in favor of the motion.

Town Planner updates:

Town Planner Bill Nemser stated that 129 Parker Street has a Planning Board meeting to discuss the concept plan for the project.

Carlos is no longer living in Maynard, so the town is advertising for a new member, when a new member comes in Carlos will formally resign from the Board.

The “Complete Streets” initiative is beginning, the town will be working with Metropolitan Planning Council, meet with the community to see where they want to see some pedestrian and cycling improvements, meeting is set up for May 26th.

A motion was made by Marilyn Messenger to adjourn the meeting, seconded by Leslie Bryant.

Meeting adjourned at 7:26 p.m.