

**Maynard Zoning Board of Appeals
Minutes of the meeting of June 6, 2016
195 Main Street, Room 101**

Members present: Paul Scheiner – Chair, Jamal De Vita, Marilyn Messenger
Molly Bergin, Leslie Bryant
Also present Town Planner Bill Nemser

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

Public Hearing: 46 Thompson Street, Legal Notice Maynard Zoning Board of Appeals Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a public hearing on Monday, June 6, 2016 at 7:00 p.m. at the Maynard Town Building, 195 Main Street, Maynard, Room 101 to hear all persons interested in the Petition filed by Gregory Knight, 46 Thompson Street Maynard, MA 01754. The subject property, 46 Thompson Street, is located within the General Residential District. The petitioner is requesting a variance from Section 4 of the Zoning Bylaws to allow a reduced front setback of 20 feet (25 feet required).

Chair Scheiner opened the public hearing by reading the public hearing notice. Town Planner made a point of clarification, the advertisement was for a variance, but it is actually a special permit that is required. Mr. Knight presented a picture of the current house, showing where the proposed addition is, the addition will add closet space, a laundry room and a bathroom, the petitioner is requesting the addition to be two stories. Chair Scheiner explained the criteria for a special permit. Chair Scheiner asked if there were any abutters that wanted to speak in favor of the petition, a neighbor from #42 Thompson Street was present who spoke in favor of the addition.

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

The Board deliberated, they had no issues with the project.

A motion was made by Marilyn Messenger to grant the Special Permit for 46 Thompson Street to extend a nonconforming front setback from 25 ft to 20 feet, the Board found that the proposed addition is not more detrimental to the neighborhood, does not affect public safety, cannot build on the other side, there is no economic impact, approval is subject to the condition that the petitioner provide a plot plan showing the proposed addition, seconded by Leslie Bryant. The vote was 5 to 0.

Bill Nemser explained the appeal process to the petitioner.

Chair Scheiner welcomed new member Molly Bergin. He explained the procedure of the hearings.

Business:

Chair Scheiner would like to set the next few meeting dates, the Board will continue to meet on the fourth Monday of the month. The next meeting will be scheduled for the fourth Monday of July.

Bill Nemser explained there is still a full time Zoning Board vacancy and an alternate member.

Bill stated he was approached by the Planning Board and other departments to update the Zoning Bylaw, there are several sections signage, height, use tables and other that will be looked into amending at the next Town Meeting.

Chair Scheiner stated there are much fewer cases before the Board in the past year, he asked about in-home businesses having to come back before the Board every two years. There was discussion of overlay districts.

Marilyn asked what the 40B quota is, Bill responded the town is at 8.5% but is met for area. She asked how a 40B development affects property taxes; the taxes in town are very high.

A motion was made by Marilyn Messenger to adjourn the meeting, seconded by Jamal DeVita.

Meeting adjourned at 7:54 p.m.