

# Meeting of the Maynard Zoning Board of Appeals July 27, 2020, 7:00 P.M.

## HIS MEETING WILL BE CONDUCTED REMOTELY. TO ACCESS AND PARTICIPATE IN THE MEETING:

- Option 1 (Zoom Video): Participate using a computer, click or go to this link:  
<https://us02web.zoom.us/j/81151625349?pwd=dGMrZFZKTXgzOGtocGw1WXFBVkhxUT09>  
Meeting ID: 811 5162 5349  
Passcode: 711580
- Option 2 (Audio only): Participate telephone: 1 646 558 8656 or 1 312 626 6799
- Meeting ID: 811 5162 5349
- Passcode: 711580
- All meeting materials can be provided by email by contacting: [Bnemser@townofmaynard.net](mailto:Bnemser@townofmaynard.net)
- Questions for the Board before or during the meeting can be emailed to: [Bnemser@townofmaynard.net](mailto:Bnemser@townofmaynard.net)

## 7:00 P.M. Call Meeting to Order

### I. Public Hearing – Coolidge School (12 Bancroft Street) Variance Request (- Please Note: The Applicant has requested a continuance for this hearing.

Legal Notice  
Maynard Zoning Board of Appeals  
Maynard Town Hall  
Stewart T. Campbell Meeting Room  
195 Main Street  
Maynard, MA 01754  
March 23, 2020. 7:00 PM

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a public hearing on Monday, March 23, 2020 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 Civico Development, 199 Main Street, Milford, MA 01757, to grant three (3) Variances for the Coolidge School located 12 Bancroft Street.

The subject property is currently owned by the Town of Maynard, 195 Main Street, Maynard, MA. 01754. This request is to facilitate private development of the Coolidge School. If granted, the requested Variances would:

1. Allow an "Approval not Required" (ANR) lot division that will create a non-conforming structure. The ANR will create two parcels and must be granted by the Planning Board.
2. Allow increased density on an undersized lot for the GR (General Residence) zoning district (12-units).
3. Allow a reduced rear setback of less than 15 feet.

#### Background

The Town, led by the Coolidge School Working Group (CSWG), has been involved in an initiative to repurpose the Coolidge School since 2018. The goals of this effort are to:

- Transfer Coolidge School from Town to private ownership.
- Preserve the sledding hill for the public.
- Preserve the school facade.
- Create affordable housing.
- Maximize the benefit to the Town.

In 2019, a Request for Proposals (RFP) was issued for a developer to repurpose the Coolidge School. Civico Development was recommended by the CSWG. The conceptual plans were presented at the October Town Meeting, where approval was given to sell the property. The Board of Selectmen have authorized Town Administrator Johnson to negotiate the sale.

The CSWG believes the redevelopment as proposed by Civico meets all the goals for the initiative. The project as proposed will also require Special Permit approval, Site Plan review, and an ANR determination from the Planning Board.

A copy of the application package is on file with the Office of Municipal Services Office, Planning Division during normal business hours.

Bill Nemser, AICP, LEED AP  
Town Planner