



Town of Maynard Zoning Board of Appeals

Monday, December 22, 2025 at 7PM

Paul Scheiner, Chair

Posted by: Zoe Piel, Assistant Planner

This Agenda is subject to change.

This meeting will be conducted remotely via Zoom video.

Participate using a computer: [https://us02web.zoom.us/j/87931897725?](https://us02web.zoom.us/j/87931897725?pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09)

[pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09](https://us02web.zoom.us/j/87931897725?pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09)

Participate via telephone: +1-646 -558-8656

Meeting ID: 879 3189 7725 Passcode: 515693

Questions may be emailed to: OMS@townofmaynard.net

1. Public Hearing: 5 Grant Street

Public hearing relative to the application filed by Eliza Jane M. Bemis for the property located at 5 Grant Street, Maynard, MA 01754.

The subject property, 5 Grant Street, is a pre-existing nonconforming single-family dwelling on a nonconforming lot in the General Residence (GR) zoning district. The structure is nonconforming due to insufficient front setback (25 feet required, 13.9 feet provided); and east side setback (15 feet required, 11.6 feet provided). The lot is also nonconforming due to insufficient frontage (75 feet required, 55 feet provided); lot width (70 feet required, 55 feet provided); and lot area (7,000 square feet required, 4,675 square feet provided).

A Special Permit is requested under Section 4.1 of the Zoning By-Laws for a proposed deck that would extend but not exacerbate the pre-existing nonconforming east side setback (15 feet required, 11.6 feet provided).

Documents:

[ZBA2506 - 5 GRANT ST - SP APPLICATION - CLERK STAMPED - 11.25.25.PDF](#)

1.1. Additional Documents

Documents:

[2025.08.22 PERMIT SET.PDF](#)

1.I.i. Staff Report

Documents:

[ZBA2506 - 5 GRANT STREET STAFF REPORT.PDF](#)

2. Public Hearing: 6 Guyer Road

Public hearing relative to the application filed by Alexandria Carlson for the property located at 6 Guyer Road, Maynard, MA 01754.

The subject property, 6 Guyer Road, is a single family dwelling located within the Single-Family Residence Zoning District 1. The petitioner is requesting a Variance per Section 4 and 5.1.4 to increase total coverage above the maximum allowable of 15% for the S-1 district to allow for an addition on the rear of the home and to create new-nonconformity on the rear setback (36ft current vs 18ft proposed).

Documents:

[ZBA2507 - 6 GUYER RD UPDATED PLANS.PDF](#)
[ZBA2507 - 6 GUYER RD - VARIANCE APPLICATION - CLERK STAMPED - 11.25.25.PDF](#)

2.I. Additional Documents

Documents:

[6 GUYER ROAD - NATURE AND JUSTIFICATION OF PETITION FOR VARIANCE_17DEC2025.PDF](#)

2.I.i. Staff Report

Documents:

[ZBA2507 - 6 GUYER ROAD STAFF REPORT.PDF](#)

3. October 20, 2025 Meeting Minutes

Documents:

[ZBA MINUTES 10.20.2025 \(UNAPPROVED\).PDF](#)

Conduct at this meeting is governed by the Town of Maynard Policy on [Public Participation at Meetings of Public Bodies](#).