



# Town of Maynard Zoning Board of Appeals

**Monday, July 28th, 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](mailto:OMS@townofmaynard.net)

1. Public Hearing: 25 Garfield Ave. (Continued From 06.16.25)

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owners Tete and Elizabeth Cobblah, 25 Garfield Ave., Maynard, MA 01754.

The subject property, 25 Garfield Ave., is a pre-existing nonconforming single-family dwelling, due to insufficient front setback (25 feet required, 13.9 feet provided). The home is located on a nonconforming lot in the S-1 Single Family zoning district. The nonconformity is due to insufficient lot size (10,000 s.f. required, 8,000 s.f. provided) and insufficient frontage (100ft required, 80ft provided). The applicants are requesting a Variance granting relief from Section 4 of the Zoning By-laws, to construct an addition to the property that would extend the existing nonconforming front setback and create a new nonconformity by exceeding building coverage limits (15%/1,200 sf. allowable, 21.3%/1,703 sf. proposed).

Documents:

25 GARFIELD 1ST FLOOR.PDF  
25 GARFIELD DECK AND ROOF.PDF  
25 GARFIELD FOUNDATION.PDF  
25 GARFIELD OVERALL.PDF  
ZBA2503 - 25 GARFIELD AVE 2025-07-03-UPDATE.PDF  
ZBA2503 - 25 GARFIELD AVE APPLICATION STAMPED.PDF

2. Election Of Chair And Vice Chair For FY 26

3. Minutes Approval

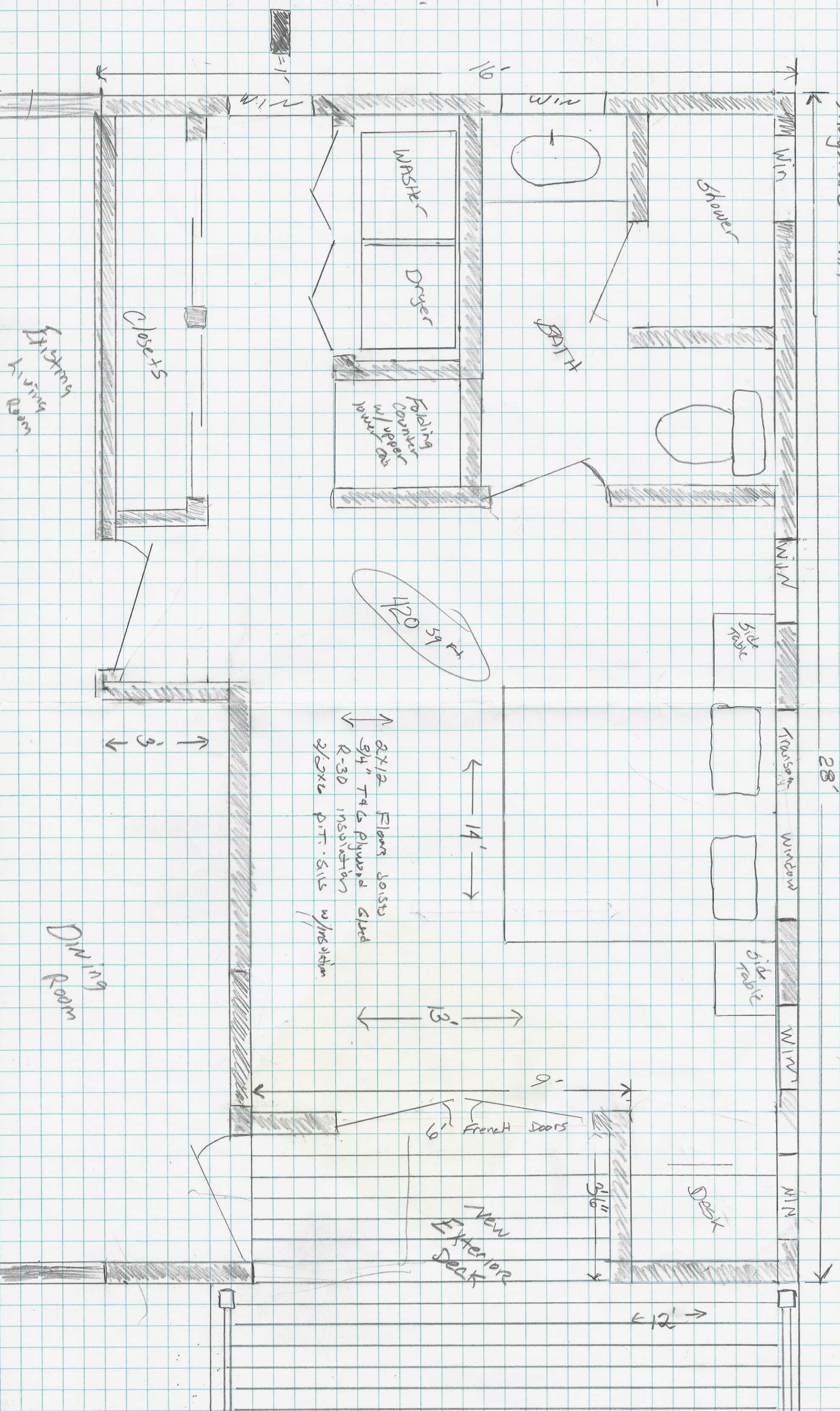
Documents:

ZBA MINUTES 05.21.25 (UNAPPROVED).DOCX  
ZBA MINUTES 6.16.25 (UNAPPROVED).DOCX

Conduct at this meeting is governed by the Town of Maynard Policy on Public Participation at Meetings of Public Bodies.



767 + Elizabeth Cobble  
85 GARFIELD AVE  
Maynard MA





Cobbart Residence  
25 Garfield Ave  
Maynard MA

Hip Roof on  
New Addition

2x12 Rafters  
5/8" plywood  
Shingles to match  
drapage w/ Icebat  
R-60 insulation

Corlax-Tiks  
w/ Simpson  
Hurricane Ties  
Top & Bottom

Deck Bolted to Existing  
structure

Decks

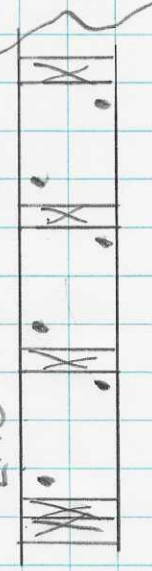
Post Cap  
PVC Railings  
4x4 post w/ sleeve

3/4" PVC Azek  
trim  
2x10 P.T. Joists  
2x10 P.T.

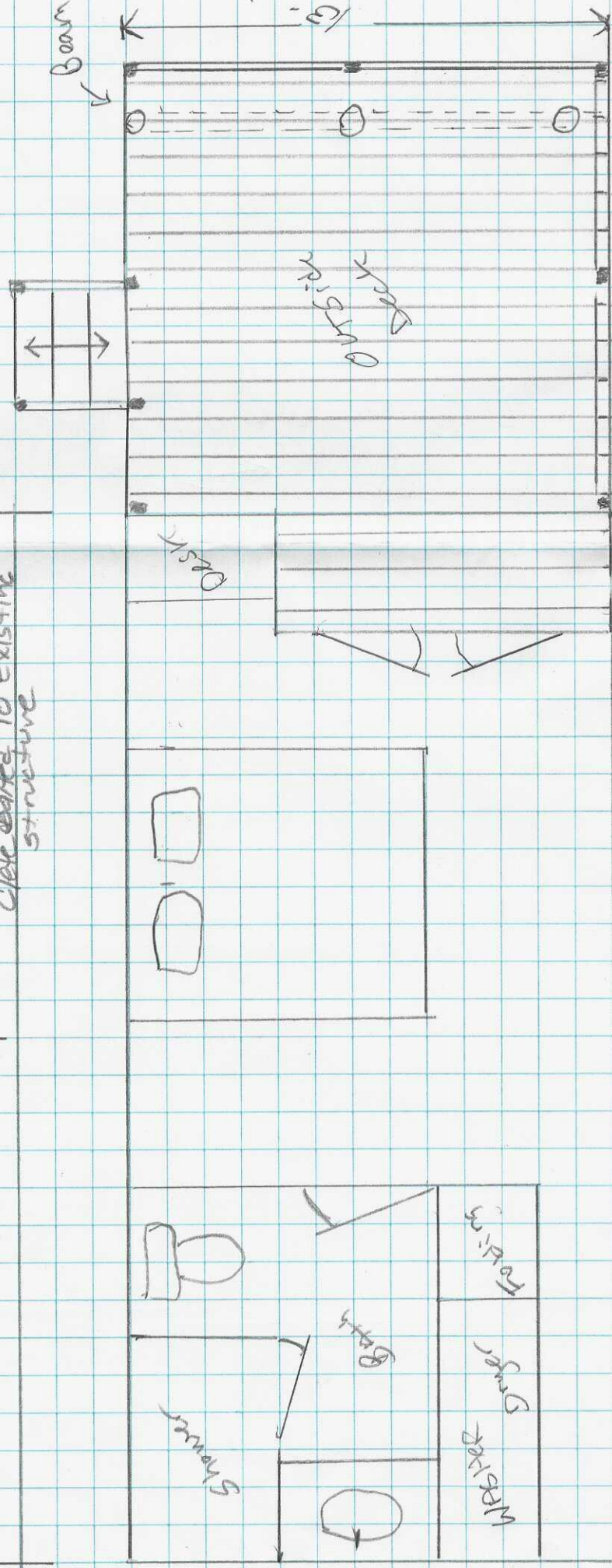
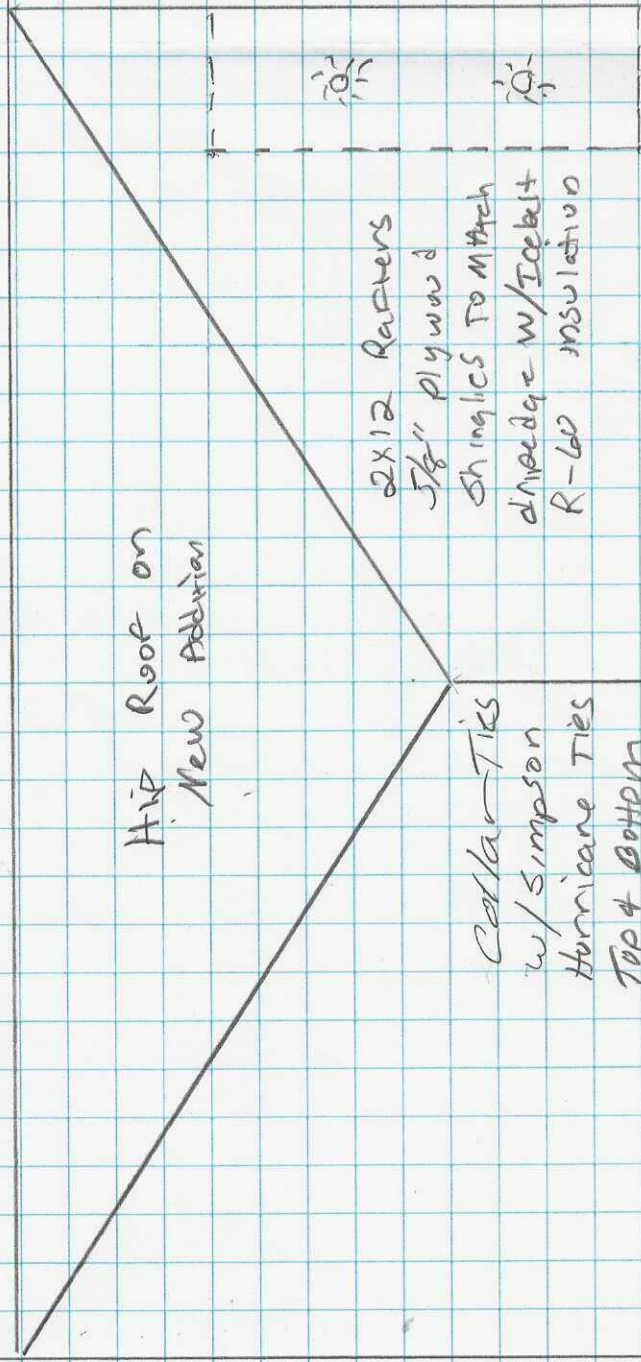
4x6 pressure treated  
Simpson post foot

sonotube  
concrete  
3500 PSI

LAG pattern to addition



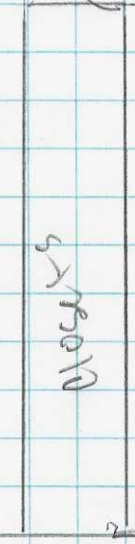
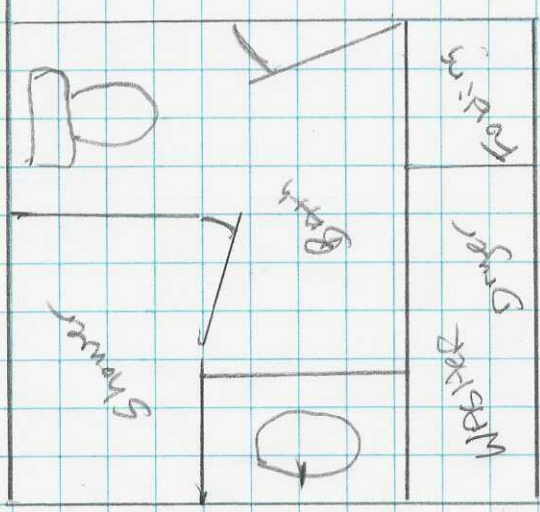
6/8/25



(2) 2x12" Laminated lumber  
on 4x4 posts to foundation

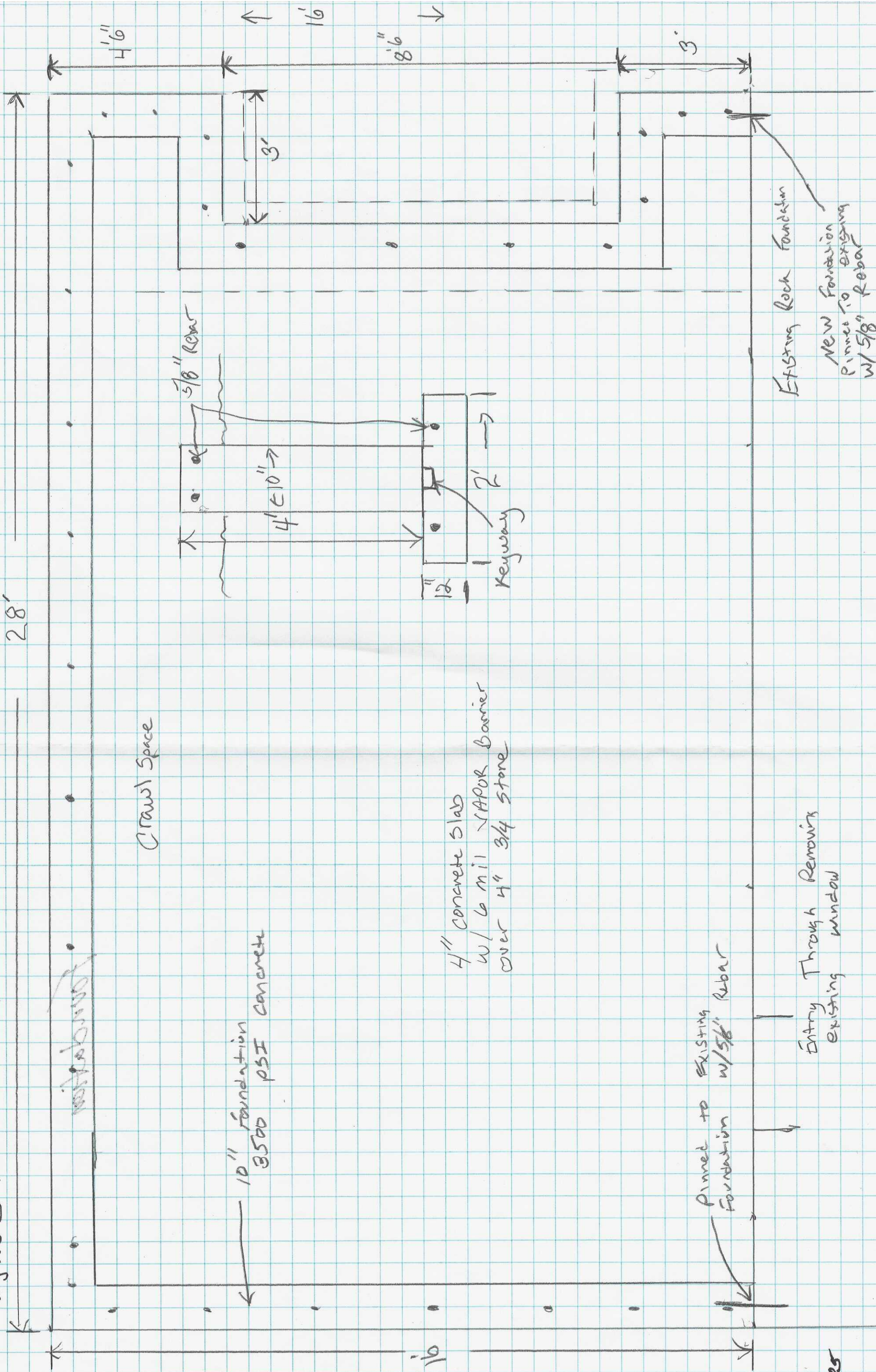
Existing  
Dining  
Room

Existing  
Living  
Room





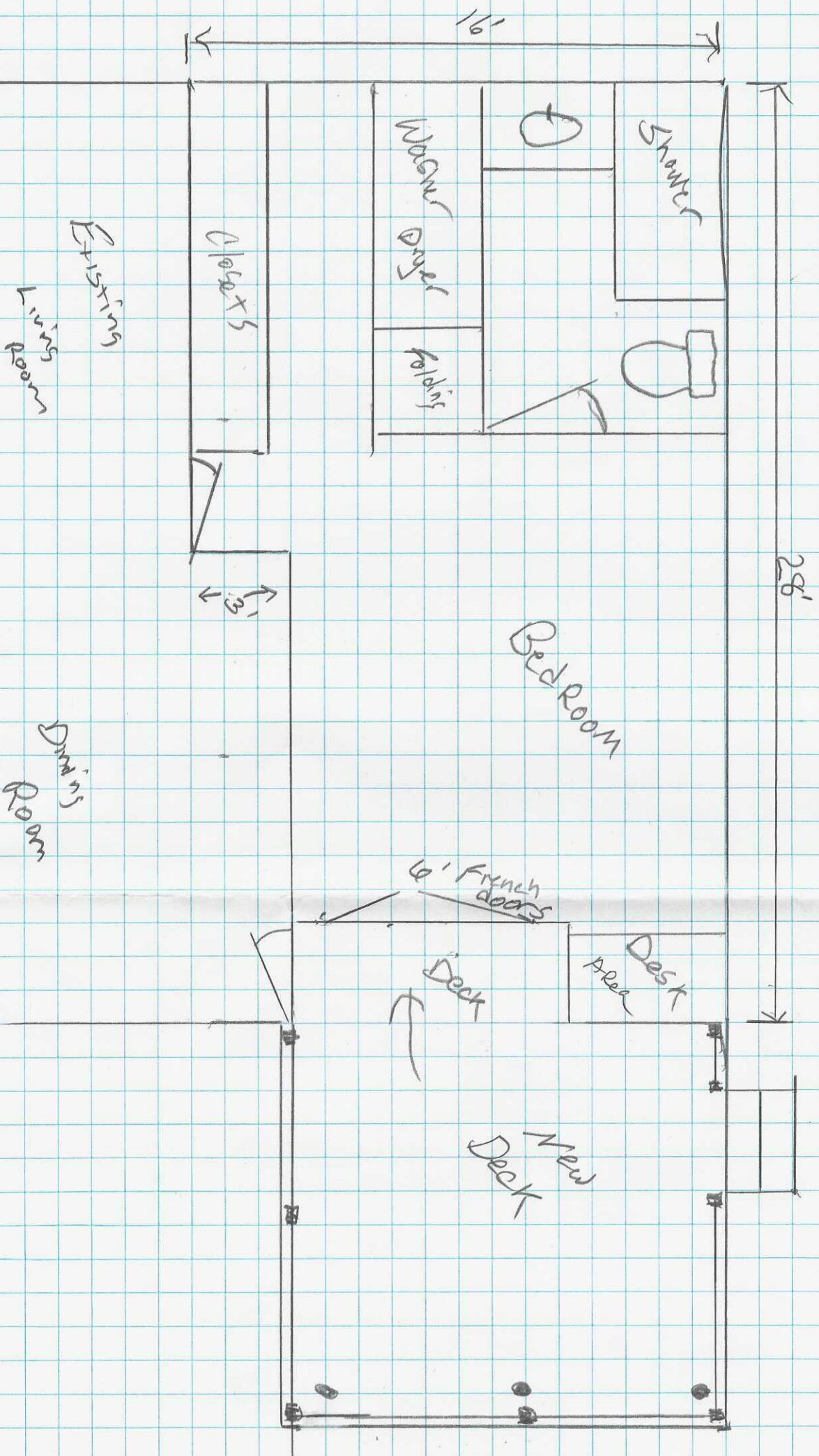
Cobblah Residence  
25 Garfield Ave  
Maynard MA.



6/6/25



Cobb/ah Residence  
25 Garfield Ave  
Meynord MA.



6/8/25



Notes:

1. The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On March 12, 2025 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.
2. The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only. This Plan, In Conjunction With A Record Plan Provided To The Client, Was Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.
3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.
4. Right-Of-Way Said To Be Public According To Town Clerk Or Their Designee. No Research For Local Acceptance Has Been Conducted.
5. This Plan Shall Not Be Used For Construction, Construction Layout Of Buildings, Location Of Site Improvements And Boundary Location Shall Be Performed By A Professional Land Surveyor. Location Of Features Or Boundaries Derived By Scaling This Plan May Not Be Accurate.
6. This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Form Of Ownership, And C) Shall Not Be Used To Determine The Location Of Any Features (Fences, Driveways, etc) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned By Chess Engineering On This Plan.
7. Scale of Drawing (1" = 20') Intended For A 11"x17" Print Only.

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.

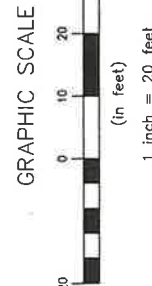
DRAFT COPY  
FOR CLIENT REVIEW ONLY

Paul Campbell, PLS #52781 Date

Drawing name: C:\Users\Paul\Chess Engineering Dropbox\Projects\0434 - 25 Garfield Ave Maynard MA\dwg\0434.ccc.rev00.dwg  
Apr 07, 2025 - 16:07pm

GARFIELD AVENUE  
(PUBLIC WAY - 40' WIDE)

RUSSELL AVENUE  
(PRIVATE WAY - 40' WIDE)



The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Records, City, State, And Federal Records. The Engineer Is Not Responsible For The Accuracy Of The Location Of Any Utilities Shown. Only Record Information Provided By The Responsible Utility Owner And Independently Verified By Chess Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.

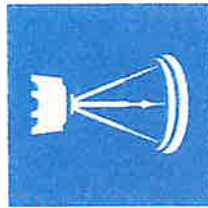
Owner Of Record:

Augustus Tete Cobble &  
Elizabeth P. Updike Cobble, Trustees  
Of The Cobble Realty Trust  
25 Garfield Avenue  
Maynard, MA 01754  
Deed Book 80215, Page 385  
PID: Map 15 Parcel 109  
Plan: Book 135, Page 40 (Lots 221 & 222)  
Area Measured: 6,000 S.F.

Prepared For  
Tete Cobble

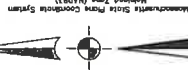
Certified Plot Plan

126 John Street, Suite 11  
Lowell, MA 01852  
Phone (617) 982-3250  
www.chessengineeringne.com



CHESSE  
ENGINEERING

LOCUS



N/F  
3 WINTHROP AVENUE  
NEIL ROCHE

N/F  
2 RUSSELL AVENUE  
MATTHEW A. KAHN





hereon  
y Methods  
s And  
Unless

al For The  
Plan, In  
ns

monwealth

Easements

rk Or  
en

tion  
oundary  
yor.  
s Plan May

y Or  
t Be Used  
ways, etc)  
nsioned

nt Only.

GARFIELD AVENUE  
(PUBLIC WAY - 40' WIDE)

S 35° 29' 43" W  
80.00'

GRAVEL DRIVEWAY

N 54° 30' 17" W  
100.00'

S 54° 30' 17" E  
100.00'

(PRI. RUC

1200 Acreage

938.99 EXISTING

241 Acreage BEYOND

WITH 423 ADDED

182# OVER 12

17.275% OVER

N/F  
3 WINTHROP AVENUE  
NEIL ROCHE

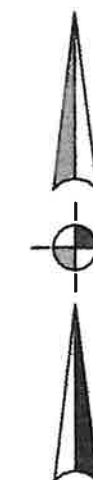
N/F  
2 RUSSELL AVENUE  
MATTHEW A. KAHN

241

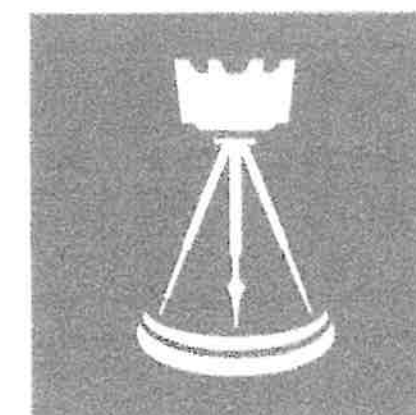
241  
370

241  
129  
370

Locus



Massachusetts State Plane Coordinate System  
Maidland Zone (NAD83)

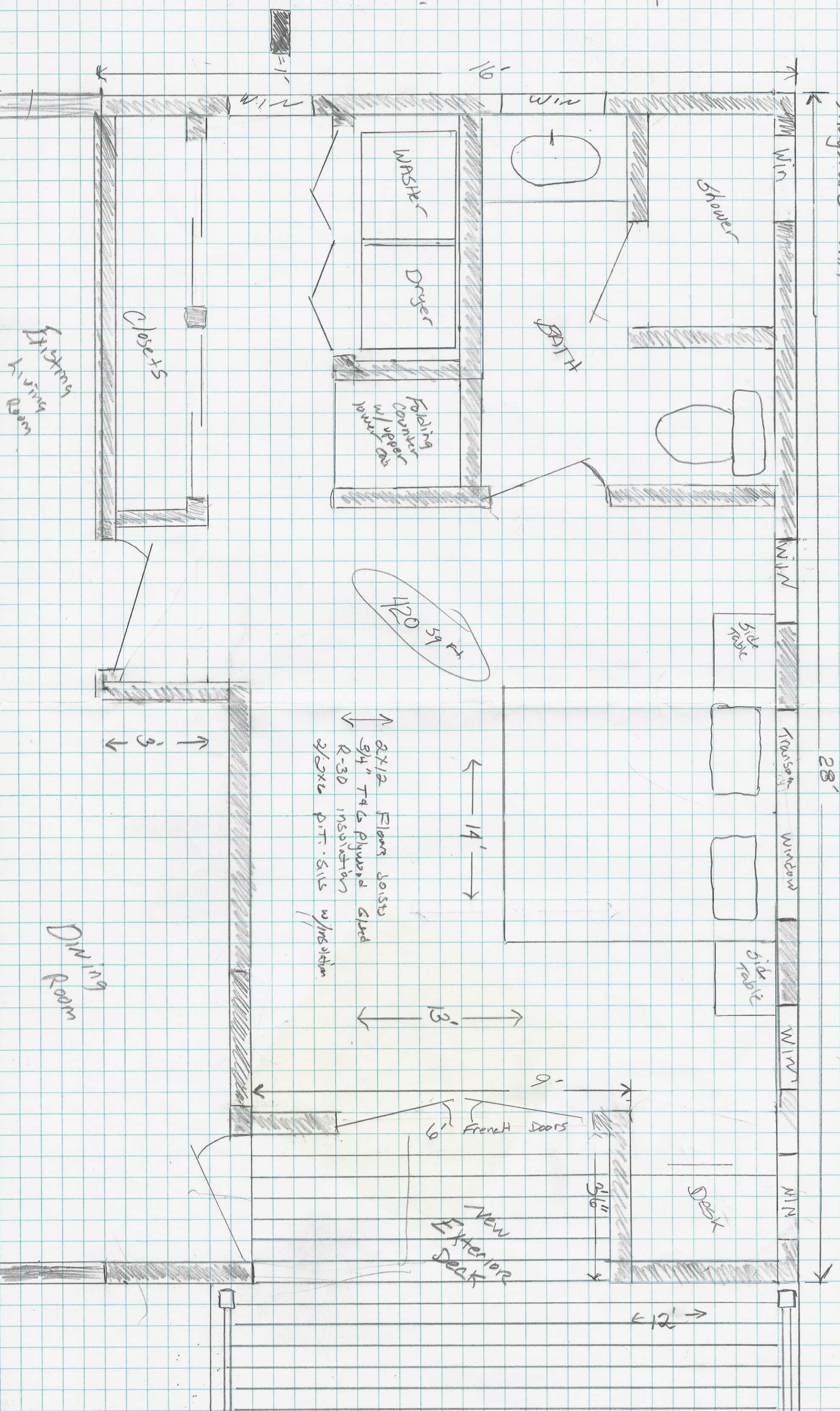


CHESSE

ENGINEERING



7676 + Elizabeth Cobble  
85 GARFIELD AVE  
Maynard MA





Cobbett Residence  
25 Garfield Ave  
Maynard MA

Hip Roof on  
New Addition

2x12 Rafters  
5/8" plywood  
Shingles to match  
drapage w/ Iceberg  
R-60 insulation

Corlatts  
w/ Simpson  
Hurricane Ties  
Top & Bottom

Deck Bolted to Existing  
structure

Decks

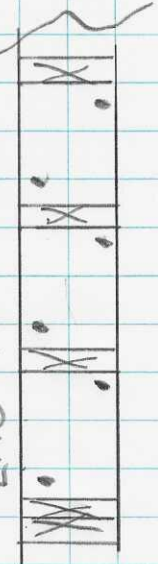
Post Cap  
PVC Railings  
4x4 post w/ sleeve

3/4" PVC Azek  
trim  
2x10 P.T. Joists  
2x10 P.T.

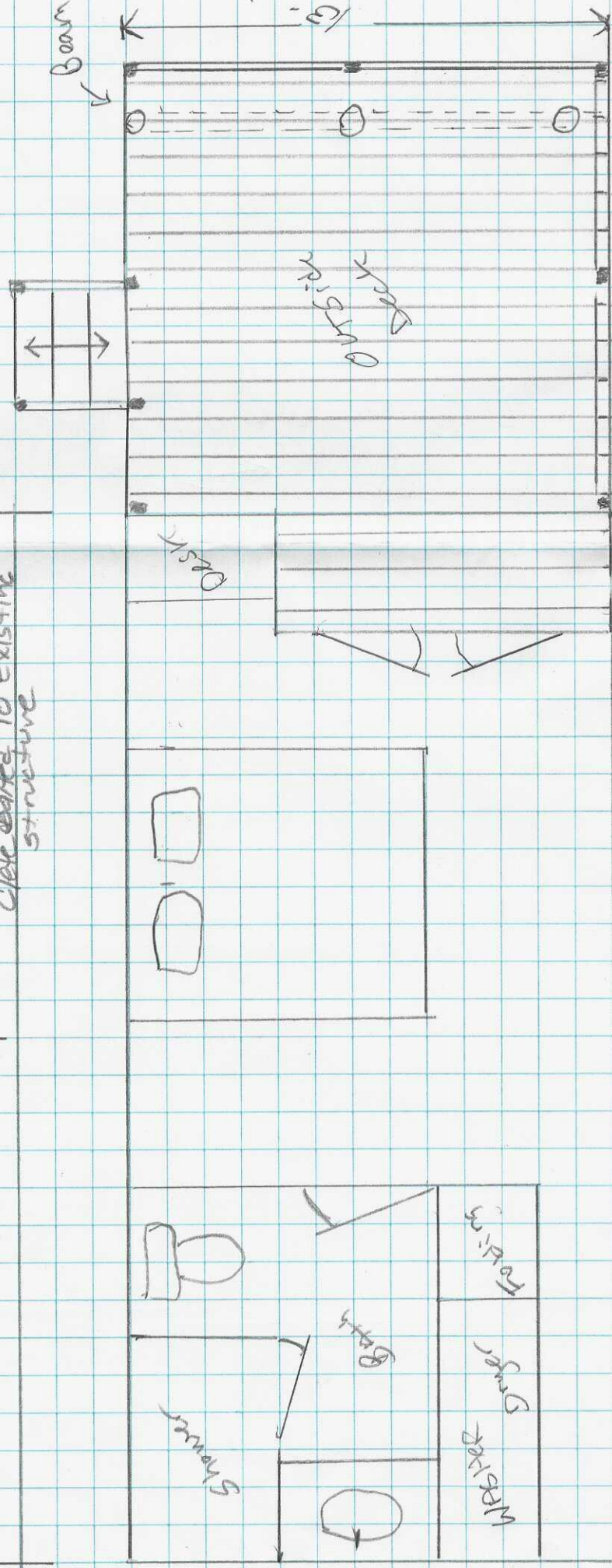
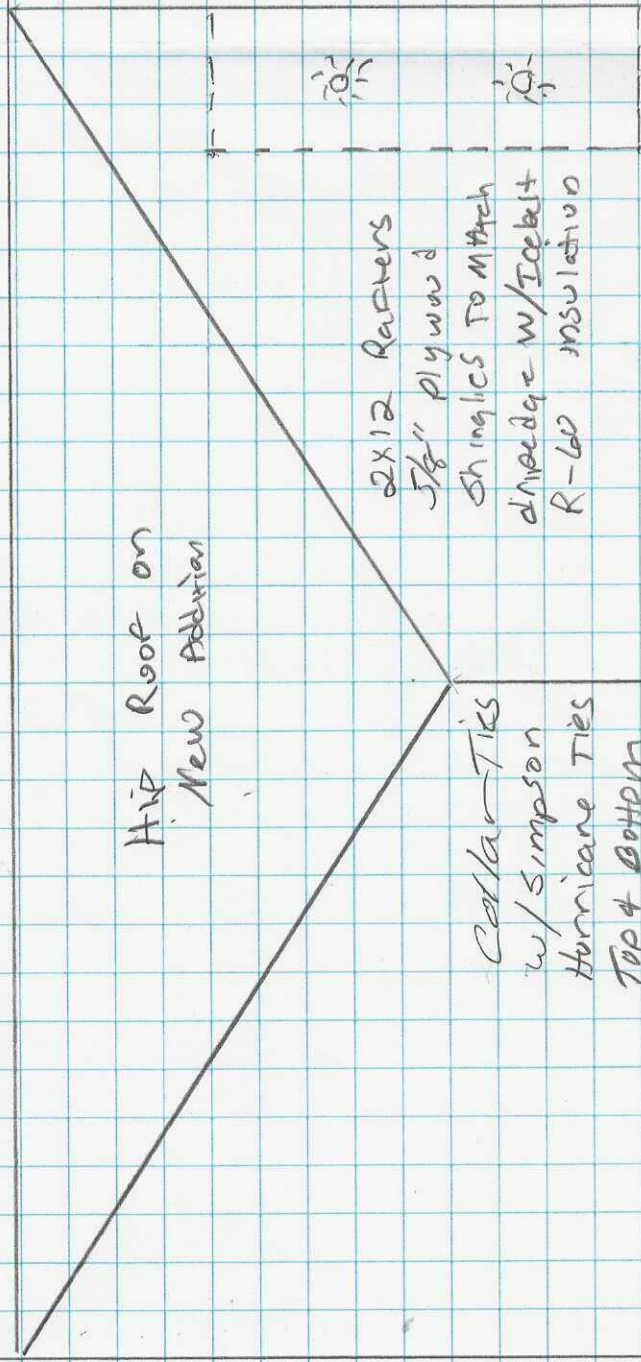
4x6 pressure treated  
Simpson post foot

sonotube  
concrete  
3500 PSI

LAG pattern to addition



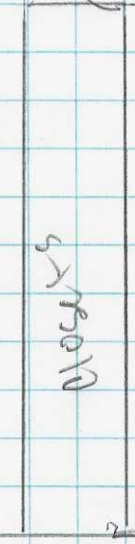
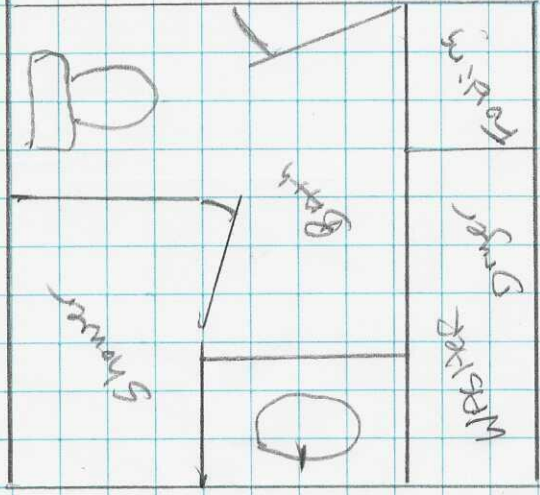
6/8/25



(2) 2x12" Laminated Lumber  
on 4x4 posts to foundation

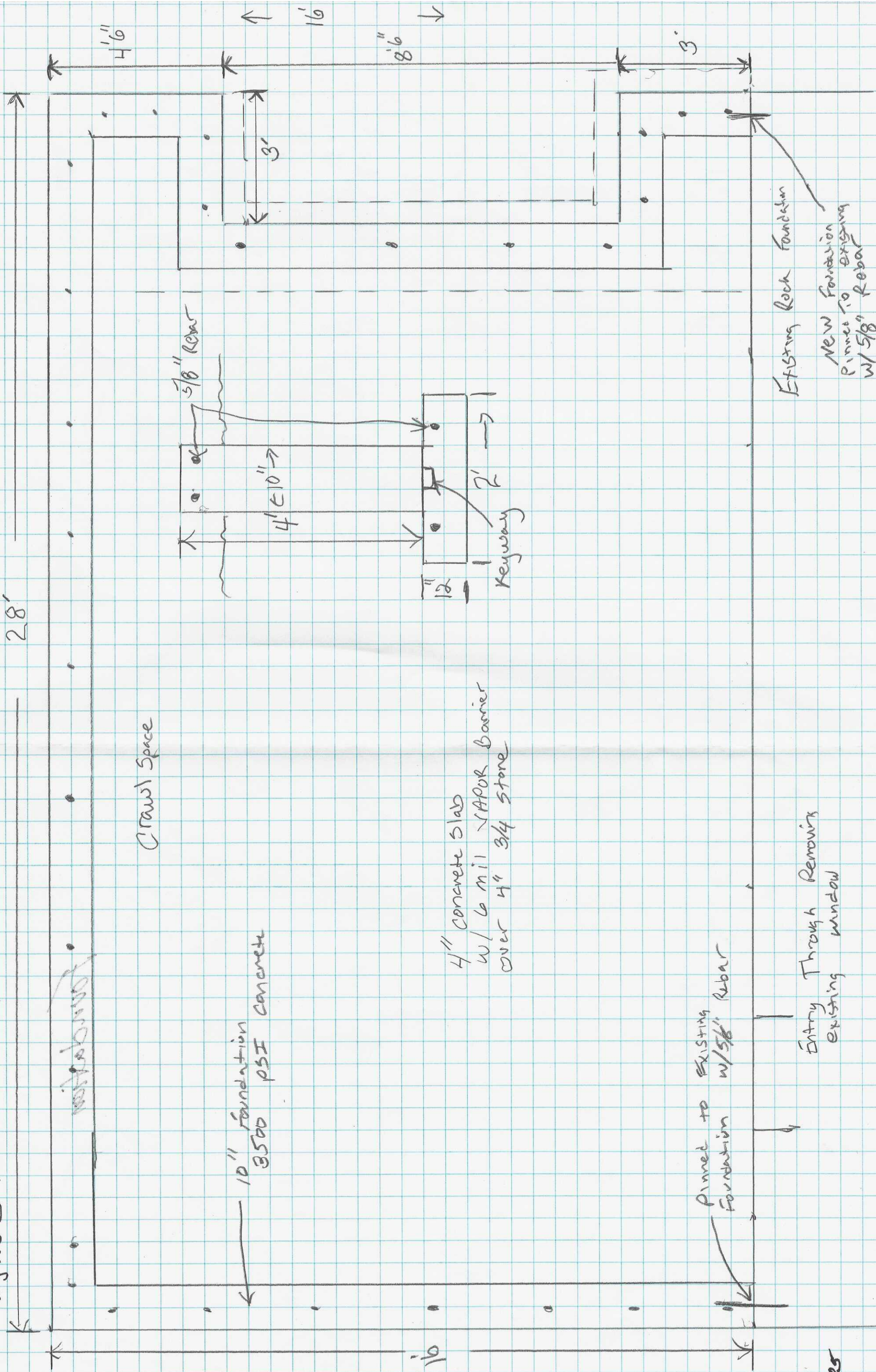
Existing  
Dining  
Room

Existing  
Living  
Room





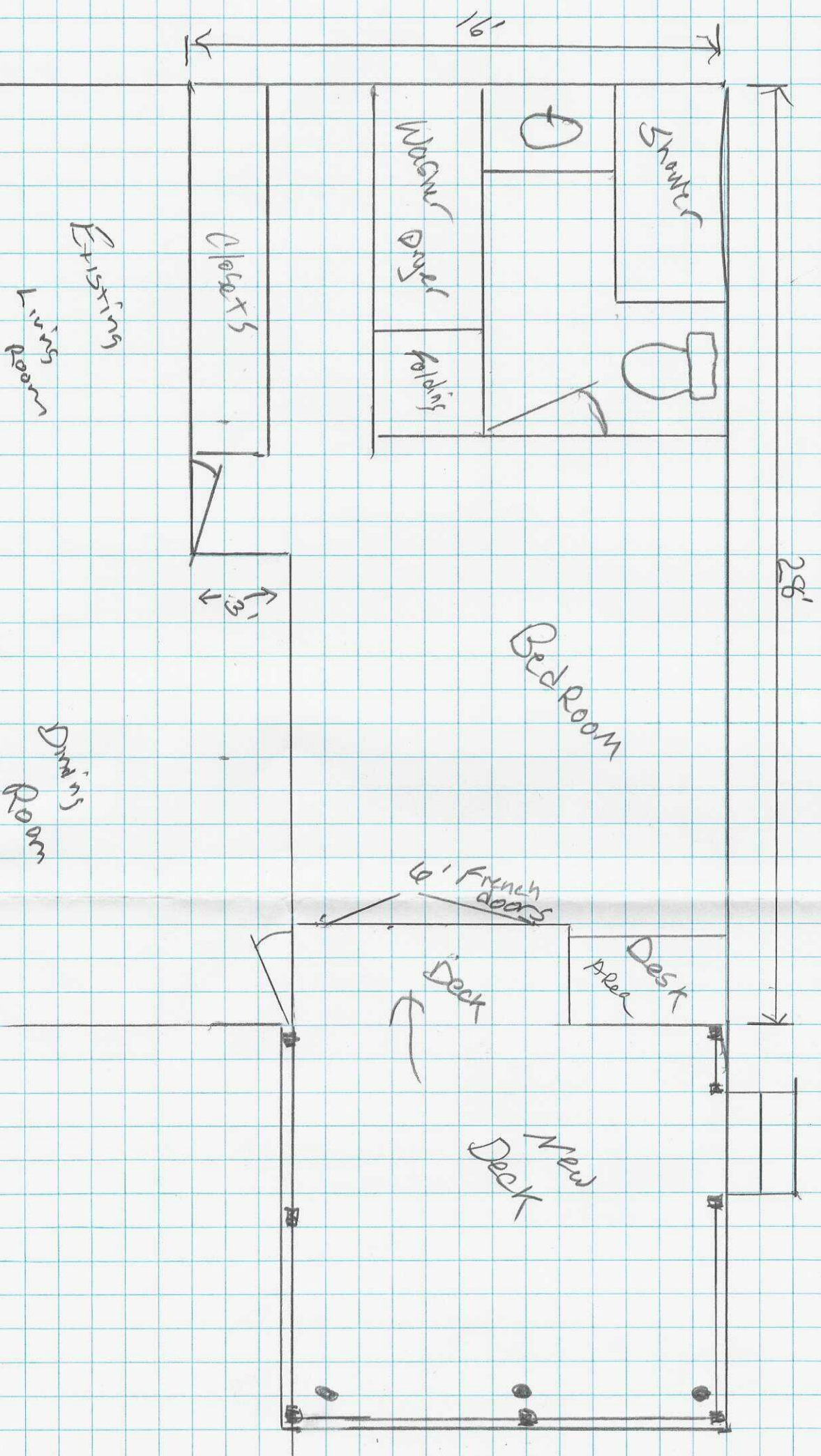
Cobblah Residence  
25 Garfield Ave  
Maynard MA.



6/6/25



Cobb/ah Residence  
25 Garfield Ave  
Maynard MA.



6/8/25



**Application Fees (Not Including  
Advertising and Mailing Costs):**

- Special Permit: \$250
- Variance: \$250
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150

Clerk Stamp:

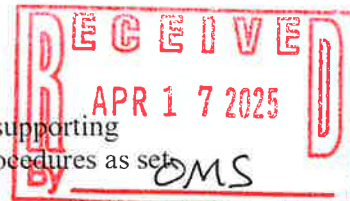
**TOWN OF MAYNARD**

**APR 17 2025**

**TOWN CLERK'S OFFICE  
MAYNARD, MA 01754**



**ZONING BOARD OF APPEALS**  
**APPLICATION NUMBER: ZBA2503**  
**PETITION FOR HEARING**



This Petition must be completed, signed, and submitted with the filing fee and supporting documentation by the Petitioner or his representative in accordance with the procedures as set forth on the attachments to this petition.

Address of Property 25 Garfield Ave

Characteristics of Property: Lot Area 8015sf Present Use SF

Assessor's Map # 15 Parcel # 100 Zoning District ~~QR~~ S-1

Name of Petitioner Tete + Elizabeth Cobblah Phone # \_\_\_\_\_

Mailing Address 25 Garfield Ave Maynard MA 01754

E-mail Address ecobblah@gmail.com gebourque@gebourque.com

Name of Owner \_\_\_\_\_ Phone # 978-505-7620

(If not Petitioner)

Mailing Address \_\_\_\_\_

Petition is for Appeal from the Decision of the Building Commissioner

(Check One)

- ☒ A Variance  
☐ A Special Permit  
☐ Other (Please Specify) \_\_\_\_\_

Applicable Section of the Zoning By-Laws: \_\_\_\_\_

Summarize nature and justification of petition (*Please attach full explanation*):

\_\_\_\_\_  
\_\_\_\_\_

I hereby request a hearing before the Zoning Board of Appeals with reference to the above Petition.

Signature of Petitioner (or representative) [Signature]

Address (if not Petitioner) \_\_\_\_\_

Telephone Number 978-505-7620

Signature of Owner, if other than Petitioner \_\_\_\_\_



## **ZONING BOARD OF APPEALS**

### **Instructions for Petitioner**

The Petitioner is advised to review the Maynard Zoning By-Laws (copy available at Town Clerk's Office), The Zoning Act (Massachusetts General Laws Chapter 40A), and these instructions, prior to filing a Petition and prior to appearing before the Zoning Board of Appeals (ZBA) at a Public Hearing.

The petition must be completely and accurately filled out, and all information must be entered in the appropriate space provided before the petition will be accepted for filing. Incorrect information may result in denial of the petition.

The petition shall be reviewed by the ZBA before it is accepted as filed. The ZBA reserves the right to have the petition reviewed by the Building Commissioner, the Superintendent of Public Works, and/or the Planning Board before the same is accepted for filing.

The petition must indicate the specific section of the Zoning By-Laws for which each variance, permit, or appeal is being petitioned.

Example: "A variance is sought from Section 4-1 of the Zoning By-Laws from the front setback requirement of Twenty Five (25) feet to Twenty (20) feet".

Each specific variance, permit, or appeal being requested in the petition must be set forth in a separate paragraph of the petition to clearly indicate the different requests. Failure to so state the requests clearly may result in the petition being denied.

The petition must be accompanied by:

- a) A Plot Plan which has been prepared and stamped by a Registered Land Surveyor or Engineer. This Plan must show:
  - i. All existing buildings on the property and all proposed buildings and additions.
  - ii. Distances from structures to lot line and length of lot lines, together with all dimensions and setbacks of proposed buildings.
  - iii. In the case of a residential dwelling, the front of the dwelling as defined in the Zoning By-Laws, and must further show the location of all present or proposed driveway or vehicle access areas.
  - iv. The Plan should, but need not, denote any other significant features of the Lot depicted on the petition, such as fences, stone walls, brooks, drains, or accessory structures.
  - v. If there is significant variation in the topography of the lot which is the subject of the petition it is recommended that spot elevations be shown by the Engineer.
- b) A list of all abutters, and abutters of abutters within three hundred foot of the property line of the property affected. This list must be certified by the Board of Assessors. Failure to provide this list will result in the petition being considered incomplete. Incomplete petitions will be returned to the petitioner.
- c) An area map obtained from the Board of Assessors, showing the area in which the property is situated.
- d) A check, payable to the Town of Maynard for the appropriate filing fee plus the fee for postage (this is based on abutters list and the cost of mailing by certified mail, return receipt requested) plus the cost for advertising in the local newspaper. Please be aware that there may be additional costs for filing with the Registry of Deeds.



- e) Appropriate documentation as to the relief being sought. These are outlined in the following sections.

In the case of a **Variance**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 10, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The particular Land or Structure, or the Use proposed for the Land or Structure, if any;
- b) The circumstances relating to the soil conditions, shape or topography of the Land or Structures and especially affecting the Land or Structure for which the Variance is sought which do not affect generally the Zoning District in which it is located;
- c) The facts which make up the substantial hardship, financial or otherwise, which results from the literal enforcement of the applicable zoning restrictions with respect to the Land or Structure for which a Variance is sought. (Substantial hardship is not purely economic in nature. It is insufficient to present evidence at the hearing merely showing that the value of the land in question will be affected by a lack of or denial of the requested variance.);
- d) The facts to support that the relief sought will be without substantial detriment to the public good; and that the public health and safety is not compromised by the granting of a variance;
- e) The facts to support a Finding that the relief sought may be given without nullifying or substantially derogating from the intent or purpose of the Zoning By-Laws; and
- f) Any other information pertaining to the variance which is the subject of the petition.

In the case of a **Special Permit**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 9, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The particular type of Use proposed for the Land or Structure, if any;
- b) The conditions and character of operations of the proposed Use which show that it will be in harmony with the general purpose and intent of the District and the By-Laws; and
- c) The nature of the proposed Use in relation to both the general and specific provisions of the By-Laws governing that Use and the District it is located.

In the case of an **Appeal**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 8, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The grounds for the appeal;



- b) Supporting documentation relative to the nature of the Appeal; and.
- c) Note: In the case of an Appeal from the action or failure to take action by the Building Commissioner, the appeal shall be filed with the Town Clerk within thirty (30) days from the date of issuance of a Permit or denial of a Permit by, or an Order, ruling, decision, or determination of, the Building Commissioner.

\*\*\*\*\*

**Failure to present evidence in one or more of the foregoing areas may result in the petition being denied by the ZBA. The ZBA cannot draw from the petitioner the necessary evidence to grant the petition if improperly presented.**

\*\*\*\*\*

## **ZONING BOARD OF APPEALS**

### **Petition Process**

#### **Petition Submittal**

The process for filing a petition and appearing in front of the Zoning Board of Appeals (ZBA) is as follows:

The Petitioner shall file the Petition for an **Appeal**, a **Variance** or a **Special Permit** with the ZBA, which will then review the Petition, and if complete, shall transmit a copy forthwith to the Town Clerk. The Petition shall consist of the completed Petition form, plot plan, area map, and other documentation as necessary to support the petition, as well as the appropriate fees. Incomplete petitions shall be returned to the petitioner.

In the case of an **Appeal** from the action or failure to take action by the Building Commissioner, the appeal shall be filed with the Town Clerk within thirty (30) days from the date of issuance of a Permit or denial of a Permit by, or an Order, ruling, decision or determination of, the Building Commissioner.

#### **Notice and Hearings**

Notice of ZBA hearings shall be advertised as required by the provisions of Massachusetts General Laws, Chapter 40A, Chapter 11:

Notice shall be given by publication in a newspaper of general circulation in the town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the town hall for a period of not less than fourteen days before the day of such hearing. Notice shall be sent by mail, postage prepaid to the petitioner, abutters, owners of land directly opposite on any public or

private street or way, and abutters to the abutters within three hundred feet of the property line of the property affected.

Hearings of the ZBA shall occur as necessary at times determined by the Board, in the Hearing Room in the Town Hall or any other place specified in the meeting notice. Frequency of hearings depends on the number and type of petitions on file. Typically, the ZBA meets monthly in an evening session.



All hearings shall be open to the public. No person shall be excluded unless they are considered by the chairperson to be a “serious hindrance” to the workings of the Board.

The Petitioner may appear on their own behalf or be represented by an agent or attorney. In the absence of any appearance without due course on behalf of a Petitioner or the owner of the property affected, the Board will deny the Petition.

#### Order of Business:

The Hearing for each petition shall be conducted as follows:

- a) Opening of the Public Hearing
- b) Reading of the petition legal notice by the Chairperson;
- c) Presentation by Petitioner;
- d) Presentation(s) by those in support of the Petition;
- e) Presentation(s) by those in opposition to the Petition;
- f) Questions by those seeking information;
- g) Rebuttal by Applicant, restricted to matters raised by opponent’s objections;
- h) ZBA members hearing the case may direct appropriate questions during the hearing;
- i) Closure of the Public Hearing
- j) Deliberation and determination of findings by the ZBA.

#### Filing of Decision

After deliberation, the ZBA will reach a decision. The decision requires a favorable vote of at least four members of the ZBA to grant the petition. If the decision is to grant the petition, the ZBA shall issue a copy of its decision to the owner and to the petitioner, if other than the owner, setting forth compliance with the statutory requirements for the issuance of such variance or permit and certifying that copies of the decision and all plans referred to in the decision have been duly filed.

The variance or permit shall take effect after a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the Town Clerk’s Office.

If the decision is to deny the petition, the decision is filed in the Town Clerk’s Office. Resubmission of the same petition is then precluded from occurring for two years, per M.G.L. Chapter 40A Section 16.

In cases where an appeal is made to the ZBA under G.L. c. 40A Section 8, other rules apply. See M.G.L Chapter 40A Section 15.



April 15, 2025

Dear members of the Zoning Board of Appeals,

We are writing to seek your permission to expand our current place of dwelling at 25 Garfield Avenue. We are two retired 70-year-old educators and have lived at this address for the past 37 years.

Our colonial house, which is about 134 years old, does not have a bedroom on the first floor. Anticipating mobility issues as we age, it has become necessary for us to create a bedroom, bathroom and workspace on the ground level.

It has come to our notice that we need your permission to proceed with this project. We hope that our application will be considered, and the building permit granted. Thank you for the good work you continue to do for Maynard.

Sincerely,

Tete Cobblah



Elizabeth Cobblah





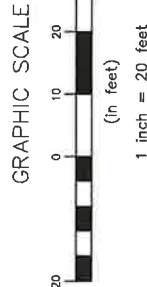
Notes:

1. The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On March 12, 2025 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.
2. The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only. This Plan, In Conjunction With A Record Plan Provided To The Client, Was Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.
3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.
4. Right-Of-Way Said To Be Public According To Town Clerk Or Third Parties. No Research For Local Acceptance Has Been Conducted.
5. This Plan Shall Not Be Used For Construction, Construction Layout Of Buildings, Location Of Site Improvements And Boundary Location Shall Be Performed By A Professional Land Surveyor. Location Of Features Or Boundaries Derived By Scaling This Plan May Not Be Accurate.
6. This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Form Of Ownership, And C) Shall Not Be Used To Determine The Location Of Any Features (Fences, Driveways, etc) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned By Chess Engineering On This Plan.
7. Scale of Drawing (1" = 20') Intended For A 11"x17" Print Only.

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.

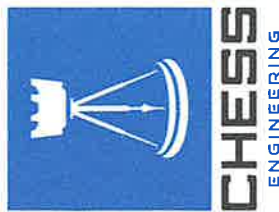
DRAFT COPY  
FOR CLIENT REVIEW ONLY

Paul Campbell, PLS #52781 Date



**Owner of Record:**  
Augustus Tete Cobblah &  
Elizabeth P. Updike Cobblah, Trustees  
Of The Cobblah Realty Trust  
25 Garfield Avenue  
Maynard, MA 01754  
Deed Book 60215, Page 385  
PID: Map 15 Parcel 109  
Plan: Book 135, Page 40 (Lots 221 & 222)  
Area Measured: 8,000 S.F.

The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Completion Of Plans Of Record. Chess Engineering, LLC Does Not Warranty The Accuracy Of All Utilities Shown. The Location Of All Utilities Shown By The Respective Utility Owner And Independently Verified By Chess Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.



126 John Street, Suite 11  
Lowell, MA 01852  
Phone (617) 982-3250  
www.chessengineeringne.com

Certified Plot Plan

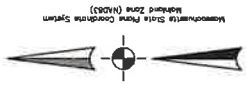
Prepared For  
Tete Cobblah

25 Garfield Avenue  
Maynard, MA 01754  
(Middlesex County)

No.	Revision	Date	App.
1	1	11-2021	PLS
2	1	11-2021	PLS
3	1	11-2021	PLS
4	1	11-2021	PLS
5	1	11-2021	PLS
6	1	11-2021	PLS
7	1	11-2021	PLS
8	1	11-2021	PLS
9	1	11-2021	PLS
10	1	11-2021	PLS
11	1	11-2021	PLS
12	1	11-2021	PLS
13	1	11-2021	PLS
14	1	11-2021	PLS
15	1	11-2021	PLS
16	1	11-2021	PLS
17	1	11-2021	PLS
18	1	11-2021	PLS
19	1	11-2021	PLS
20	1	11-2021	PLS
21	1	11-2021	PLS
22	1	11-2021	PLS
23	1	11-2021	PLS
24	1	11-2021	PLS
25	1	11-2021	PLS
26	1	11-2021	PLS
27	1	11-2021	PLS
28	1	11-2021	PLS
29	1	11-2021	PLS
30	1	11-2021	PLS
31	1	11-2021	PLS
32	1	11-2021	PLS
33	1	11-2021	PLS
34	1	11-2021	PLS
35	1	11-2021	PLS
36	1	11-2021	PLS
37	1	11-2021	PLS
38	1	11-2021	PLS
39	1	11-2021	PLS
40	1	11-2021	PLS
41	1	11-2021	PLS
42	1	11-2021	PLS
43	1	11-2021	PLS
44	1	11-2021	PLS
45	1	11-2021	PLS
46	1	11-2021	PLS
47	1	11-2021	PLS
48	1	11-2021	PLS
49	1	11-2021	PLS
50	1	11-2021	PLS
51	1	11-2021	PLS
52	1	11-2021	PLS
53	1	11-2021	PLS
54	1	11-2021	PLS
55	1	11-2021	PLS
56	1	11-2021	PLS
57	1	11-2021	PLS
58	1	11-2021	PLS
59	1	11-2021	PLS
60	1	11-2021	PLS
61	1	11-2021	PLS
62	1	11-2021	PLS
63	1	11-2021	PLS
64	1	11-2021	PLS
65	1	11-2021	PLS
66	1	11-2021	PLS
67	1	11-2021	PLS
68	1	11-2021	PLS
69	1	11-2021	PLS
70	1	11-2021	PLS
71	1	11-2021	PLS
72	1	11-2021	PLS
73	1	11-2021	PLS
74	1	11-2021	PLS
75	1	11-2021	PLS
76	1	11-2021	PLS
77	1	11-2021	PLS
78	1	11-2021	PLS
79	1	11-2021	PLS
80	1	11-2021	PLS
81	1	11-2021	PLS
82	1	11-2021	PLS
83	1	11-2021	PLS
84	1	11-2021	PLS
85	1	11-2021	PLS
86	1	11-2021	PLS
87	1	11-2021	PLS
88	1	11-2021	PLS
89	1	11-2021	PLS
90	1	11-2021	PLS
91	1	11-2021	PLS
92	1	11-2021	PLS
93	1	11-2021	PLS
94	1	11-2021	PLS
95	1	11-2021	PLS
96	1	11-2021	PLS
97	1	11-2021	PLS
98	1	11-2021	PLS
99	1	11-2021	PLS
100	1	11-2021	PLS



LOCUS





**Notes:**

1. The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On March 12, 2025 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.
2. The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only. This Plan Is Not To Be Used In Connection With A Record Plan Provided To The Client, Was Prepared In Accordance With The Procedures And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.
3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.
4. Right-Of-Way Said To Be Public According To Town Clerk Or Their Designee, No Research For Local Acceptance Has Been Conducted.
5. This Plan Shall Not Be Used For Construction, Construction Layout Of Buildings, Location Of Site Improvements, Or Boundary Location. It Shall Be Performed By A Professional Land Surveyor. Location Of Features Or Boundaries Derived By Scaling This Plan May Not Be Accurate.
6. This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Form Of Ownership, And C) Shall Not Be Used To Determine The Location Of Any Features (Fences, Driveways, etc) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned By Chess Engineering On This Plan.
7. Scale of Drawing (1" = 20') Intended For A 11"x17" Print Only.

ZONING CHART			
ZONE DISTRICT: SINGLE RESIDENCE DISTRICT 1 (S-1)			
PROPOSED USE: SINGLE FAMILY DWELLING - BUILDING ADDITION			
ALLOWED (Y/N/SP); VARIANCE BY ZBA(S)			
	REQUIRED	PROPOSED	
MIN. LOT SIZE	10,000 S.F.	8,000 S.F.(4)	
MIN. LOT FRONTAGE	100 FT	80 FT(2)	
MIN. LOT WIDTH	80 FT	100 FT	
MIN. FRONTAGE SETBACK	25 FT	19.8 FT(4)	
MIN. SIDE YARD SETBACK	15 FT	18.6 FT	
MIN. REAR YARD SETBACK	30 FT	40.1 FT	
MAX. BUILDING COVERAGE	15 %	21.3%(3) (1,703.0 SF)	
MAX. IMPERVIOUS	60 %	23.5% (1,878.7 SF)	
MAX. BUILDING HEIGHT	35 FT	<35 FT	

NOTES:  
 1. EXISTING BUILDING GROSS FLOOR AREA = 3083 SF PER ASSESSOR RECORDS. INCREASE (764.9 SF) = 24.8% ALLOWED BY BUILDING COMMISSIONER PER §5.1.5  
 2. ALLOWED BY BUILDING COMMISSIONER PER §5.1.5.1  
 3. ALLOWED BY BUILDING COMMISSIONER PER §5.1.5.2  
 4. ALLOWED BY BUILDING COMMISSIONER PER §5.1.5.3  
 5. VARIANCE REQUIRED BY ZBA PER §5.1.4

**DRAFT COPY**

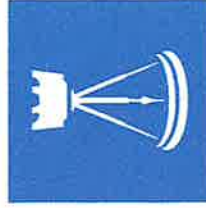
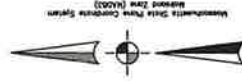
**FOR CLIENT REVIEW ONLY**

Paul Campbell, PLS #52761 PE #49236 Date

Drawing name: C:\Users\Paul\Chess Engineering Dropbox\Projects\0434 - 25 Garfield Ave Maynard MA\dwg\0434.cpc.rev00.dwg  
 Apr 15, 2025 - 11:48am



LOCUS



**CHESSENGINEERING**

126 John Street, Suite 11  
 Lowell, MA 01852  
 Phone (617) 982-3250  
 www.chessengineering.com

**Certified Plot Plan - Proposed**

Prepared For  
 Tete Cobblah

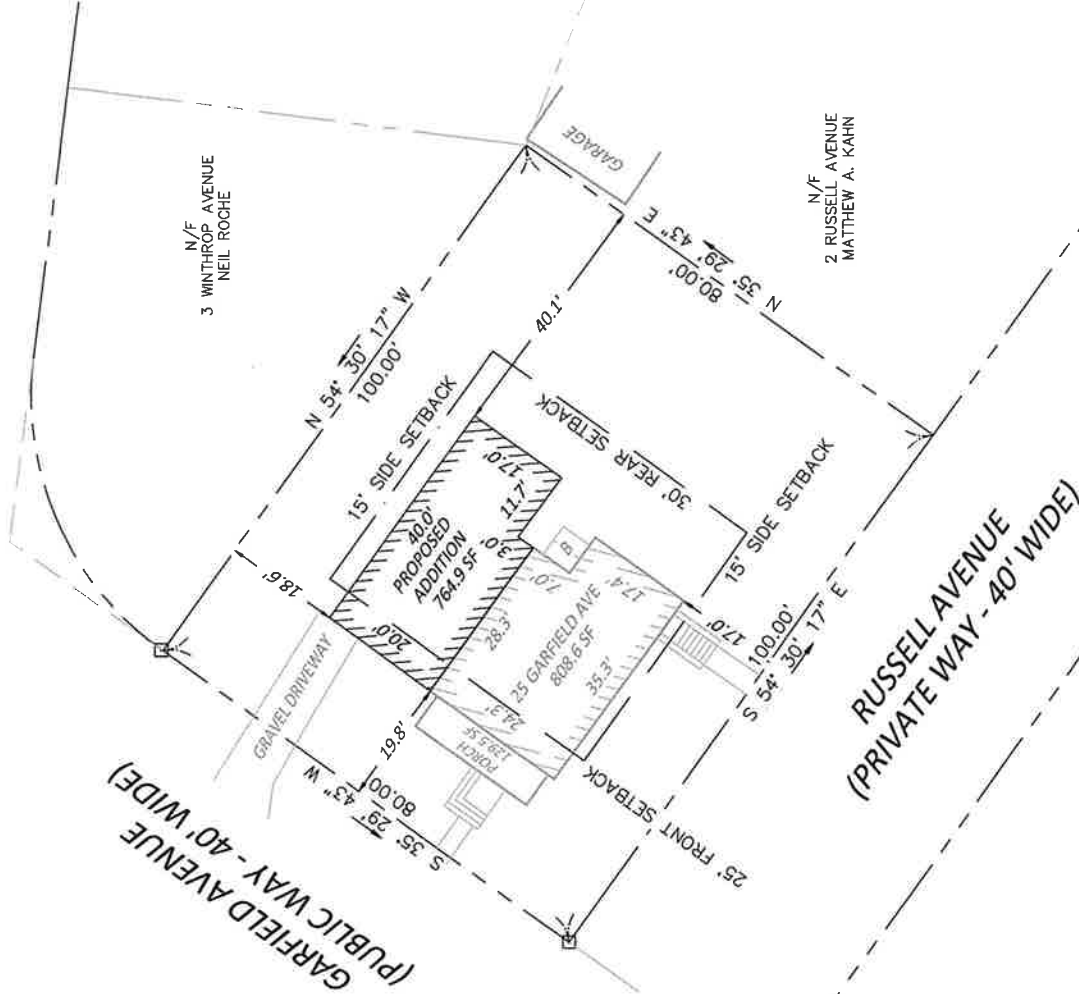
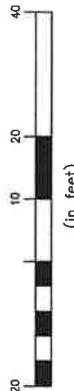
25 Garfield Avenue  
 Maynard, MA 01754  
 (Middlesex County)

No.	Revision	Date	App.
1	1	1/2/20	PLC
2	2	1/2/20	PLC
3	3	1/2/20	PLC
4	4	1/2/20	PLC
5	5	1/2/20	PLC
6	6	1/2/20	PLC
7	7	1/2/20	PLC
8	8	1/2/20	PLC
9	9	1/2/20	PLC
10	10	1/2/20	PLC
11	11	1/2/20	PLC
12	12	1/2/20	PLC
13	13	1/2/20	PLC
14	14	1/2/20	PLC
15	15	1/2/20	PLC
16	16	1/2/20	PLC
17	17	1/2/20	PLC
18	18	1/2/20	PLC
19	19	1/2/20	PLC
20	20	1/2/20	PLC
21	21	1/2/20	PLC
22	22	1/2/20	PLC
23	23	1/2/20	PLC
24	24	1/2/20	PLC
25	25	1/2/20	PLC
26	26	1/2/20	PLC
27	27	1/2/20	PLC
28	28	1/2/20	PLC
29	29	1/2/20	PLC
30	30	1/2/20	PLC
31	31	1/2/20	PLC
32	32	1/2/20	PLC
33	33	1/2/20	PLC
34	34	1/2/20	PLC
35	35	1/2/20	PLC
36	36	1/2/20	PLC
37	37	1/2/20	PLC
38	38	1/2/20	PLC
39	39	1/2/20	PLC
40	40	1/2/20	PLC
41	41	1/2/20	PLC
42	42	1/2/20	PLC
43	43	1/2/20	PLC
44	44	1/2/20	PLC
45	45	1/2/20	PLC
46	46	1/2/20	PLC
47	47	1/2/20	PLC
48	48	1/2/20	PLC
49	49	1/2/20	PLC
50	50	1/2/20	PLC
51	51	1/2/20	PLC
52	52	1/2/20	PLC
53	53	1/2/20	PLC
54	54	1/2/20	PLC
55	55	1/2/20	PLC
56	56	1/2/20	PLC
57	57	1/2/20	PLC
58	58	1/2/20	PLC
59	59	1/2/20	PLC
60	60	1/2/20	PLC
61	61	1/2/20	PLC
62	62	1/2/20	PLC
63	63	1/2/20	PLC
64	64	1/2/20	PLC
65	65	1/2/20	PLC
66	66	1/2/20	PLC
67	67	1/2/20	PLC
68	68	1/2/20	PLC
69	69	1/2/20	PLC
70	70	1/2/20	PLC
71	71	1/2/20	PLC
72	72	1/2/20	PLC
73	73	1/2/20	PLC
74	74	1/2/20	PLC
75	75	1/2/20	PLC
76	76	1/2/20	PLC
77	77	1/2/20	PLC
78	78	1/2/20	PLC
79	79	1/2/20	PLC
80	80	1/2/20	PLC
81	81	1/2/20	PLC
82	82	1/2/20	PLC
83	83	1/2/20	PLC
84	84	1/2/20	PLC
85	85	1/2/20	PLC
86	86	1/2/20	PLC
87	87	1/2/20	PLC
88	88	1/2/20	PLC
89	89	1/2/20	PLC
90	90	1/2/20	PLC
91	91	1/2/20	PLC
92	92	1/2/20	PLC
93	93	1/2/20	PLC
94	94	1/2/20	PLC
95	95	1/2/20	PLC
96	96	1/2/20	PLC
97	97	1/2/20	PLC
98	98	1/2/20	PLC
99	99	1/2/20	PLC
100	100	1/2/20	PLC

**Owner of Record:**  
 Augustus Tete Cobblah &  
 Elizabeth P. Updike Cobblah, Trustees  
 Of  
 195 Garfield Avenue  
 Maynard, MA 01754  
 Deed Book 60215, Page 385  
 PID: Map 15 Parcel 109  
 Plan: Book 155, Page 40 (lots 221 & 222)  
 Area Measured: 8,000 S.F.

The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Chess Engineering, LLC Does Not Warrant The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Chess Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7231.

GRAPHIC SCALE





Pete + Elizabeth

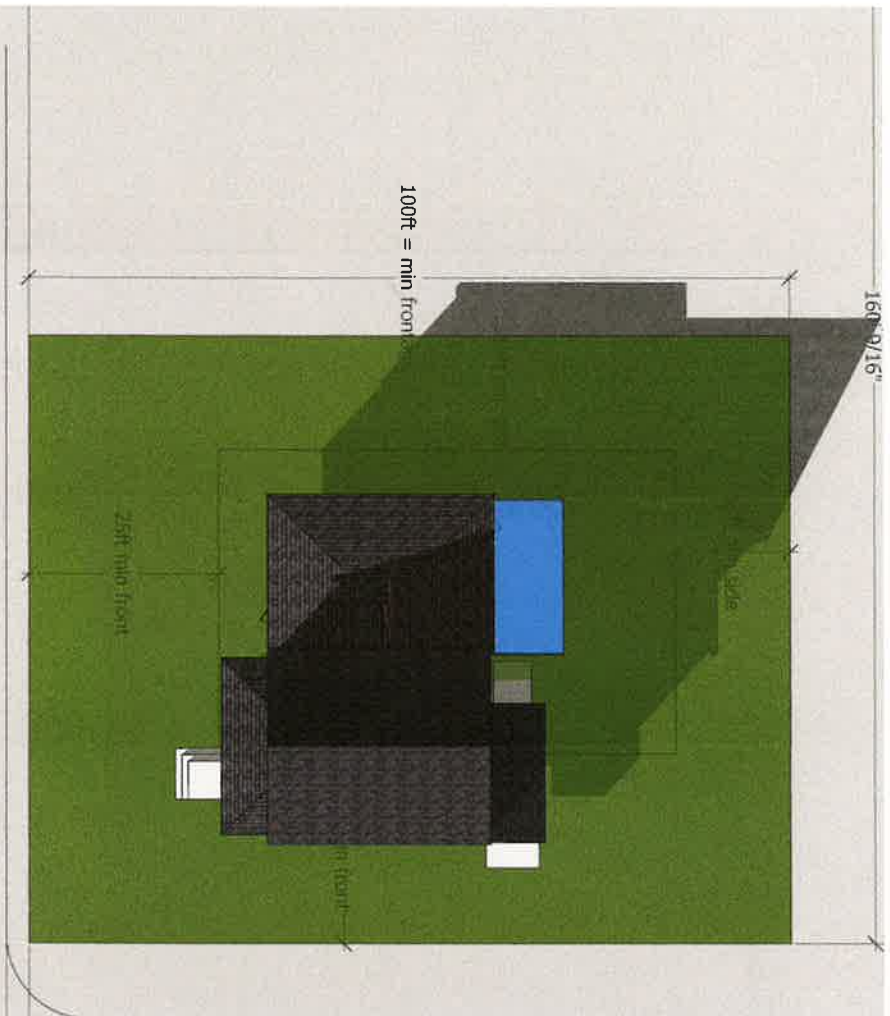
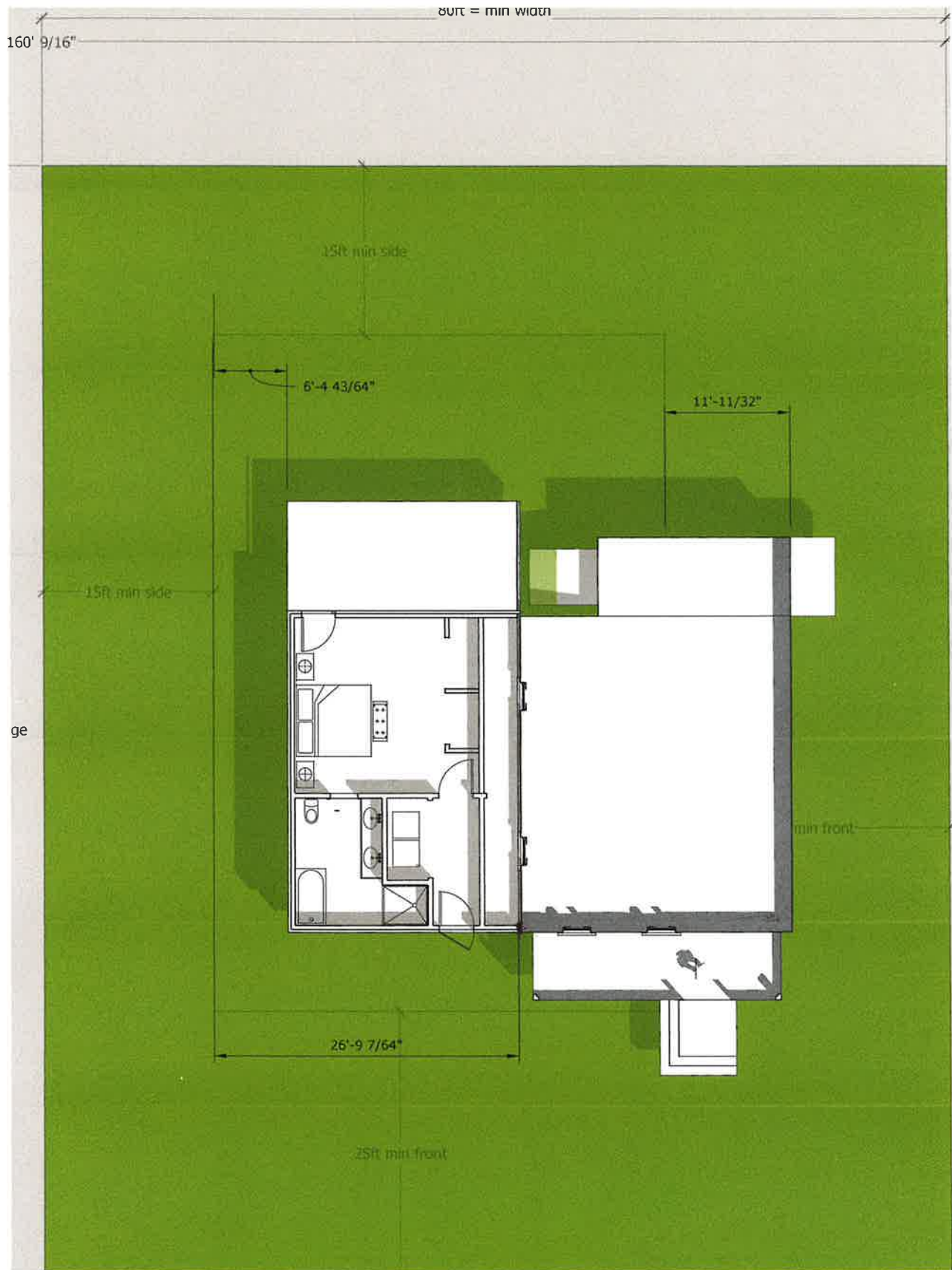


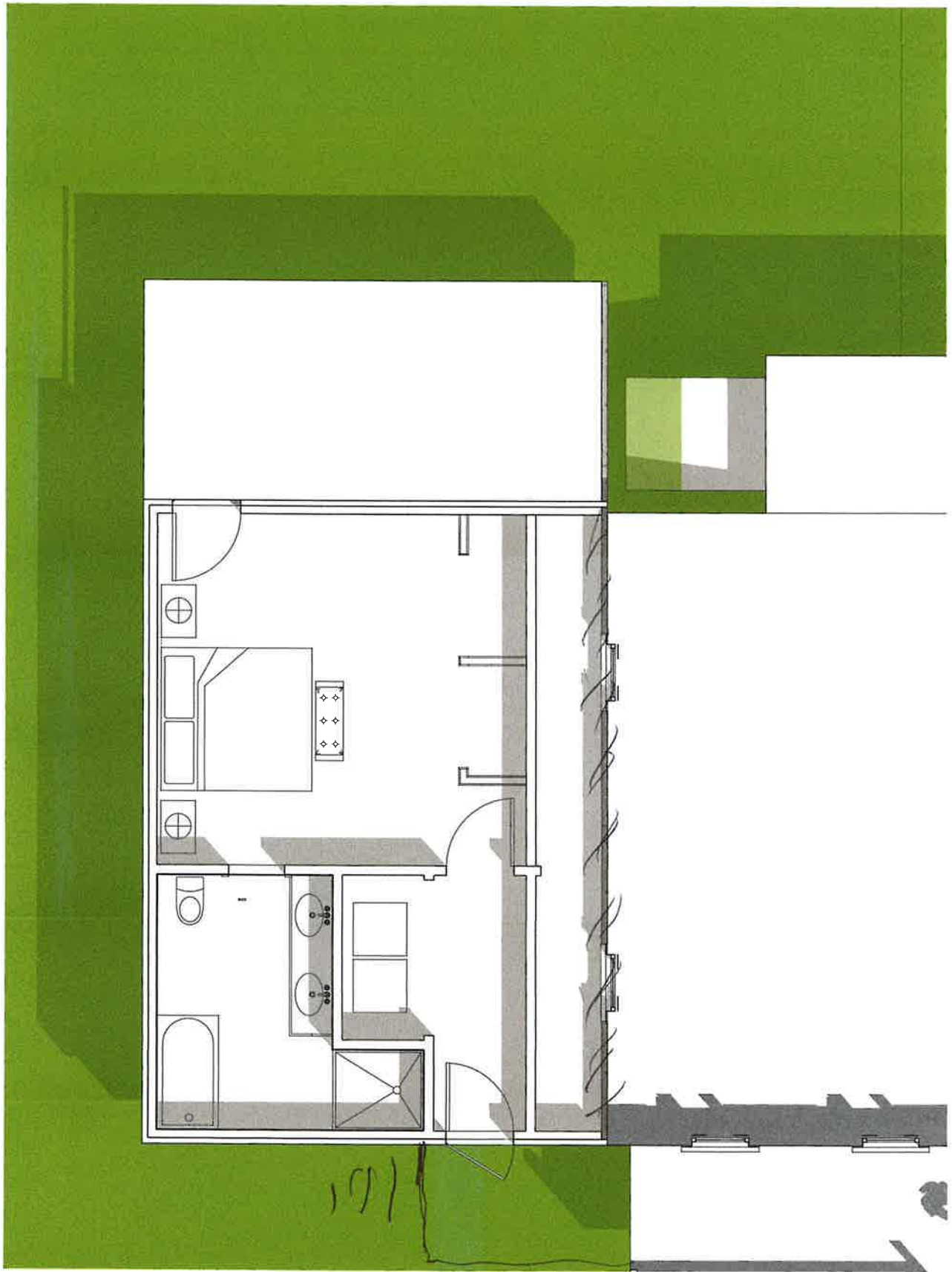
Table B. Dimensional Requirements

Item	S-1
<b>Minimum Lot Requirements</b>	
Area (square feet)	10,000 <sup>1</sup>
Frontage (feet)	100
Width (feet)	80
<b>Minimum Yard Requirements</b>	
Front (feet)	25
Rear (feet)	30 <sup>2</sup>
Side (feet)	15
<b>Maximum Coverage</b>	
By Building (%)	15
By Impervious Surface (%)	60
Maximum Building Height (feet)	35
<b>Minimum % of Lot Area</b>	
Landscape Open	0
Located in front yard	0

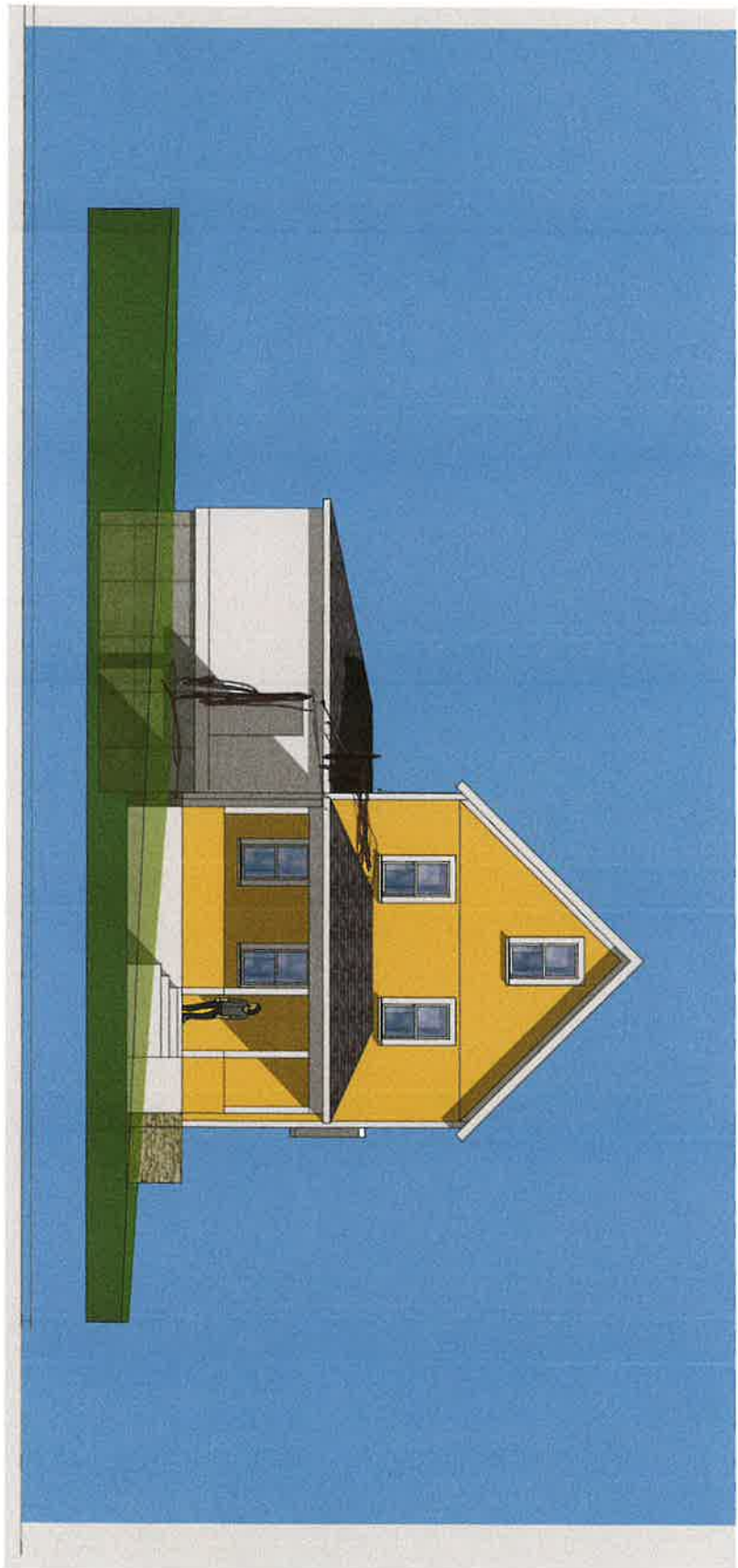




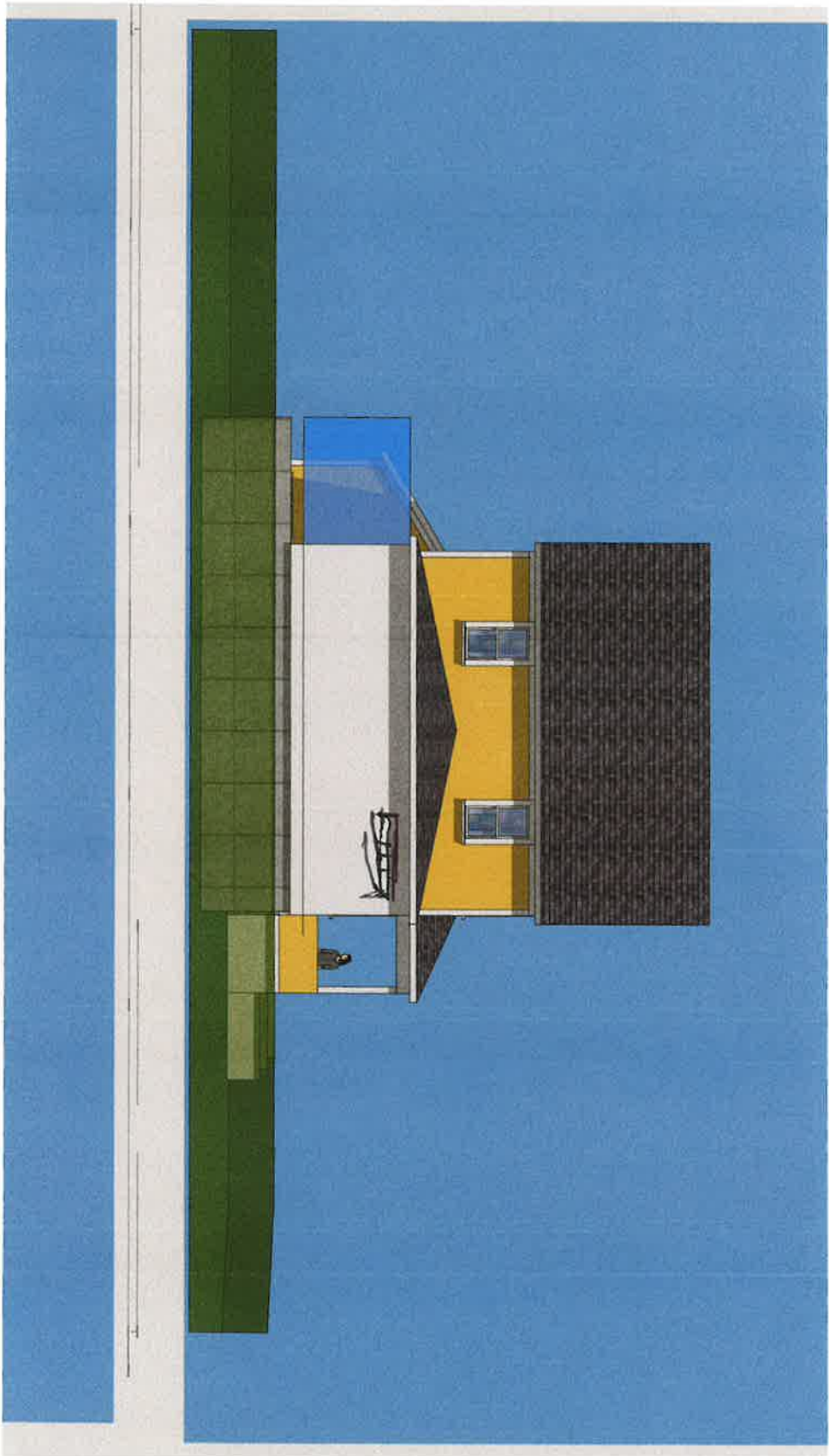


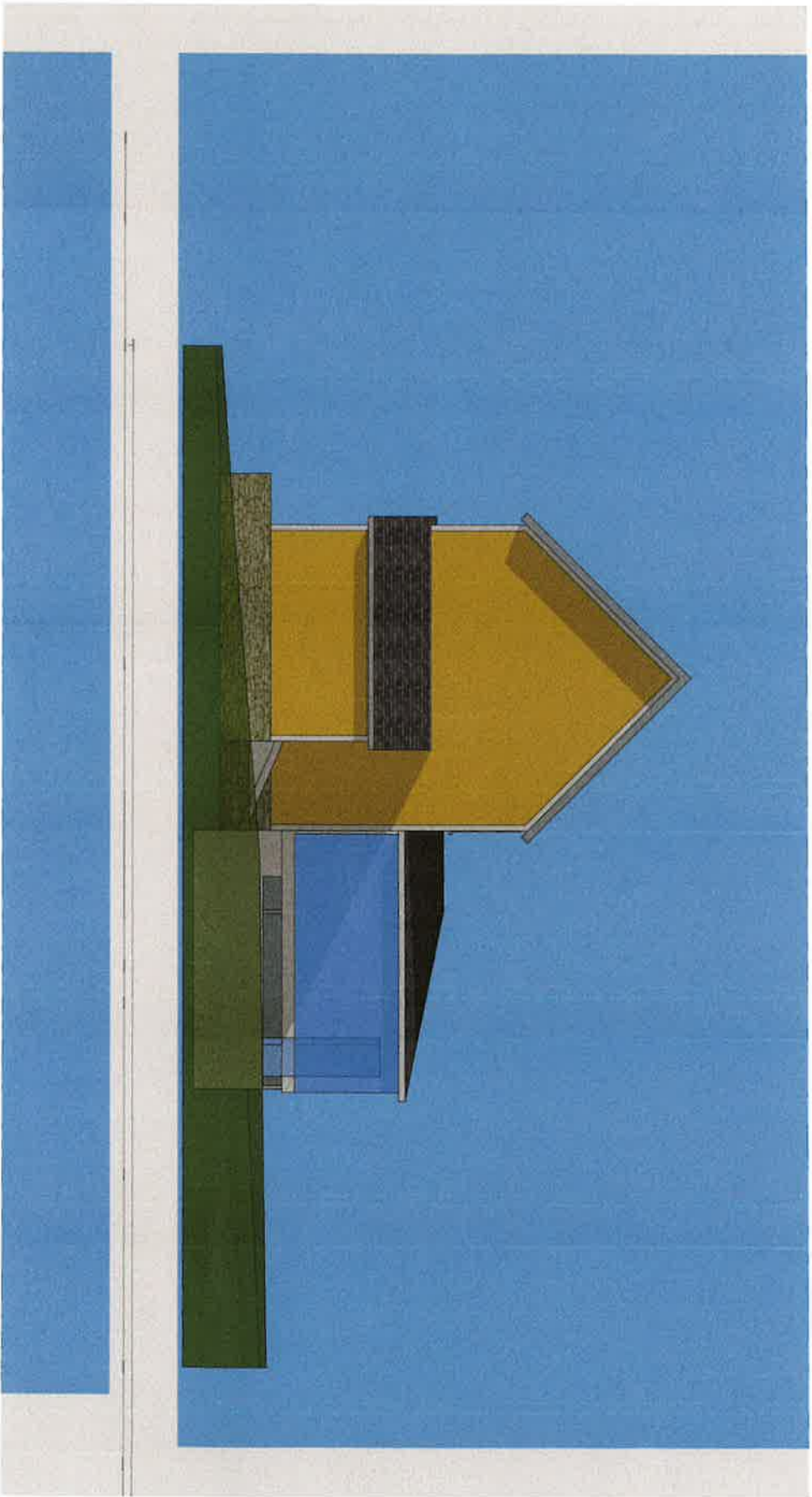




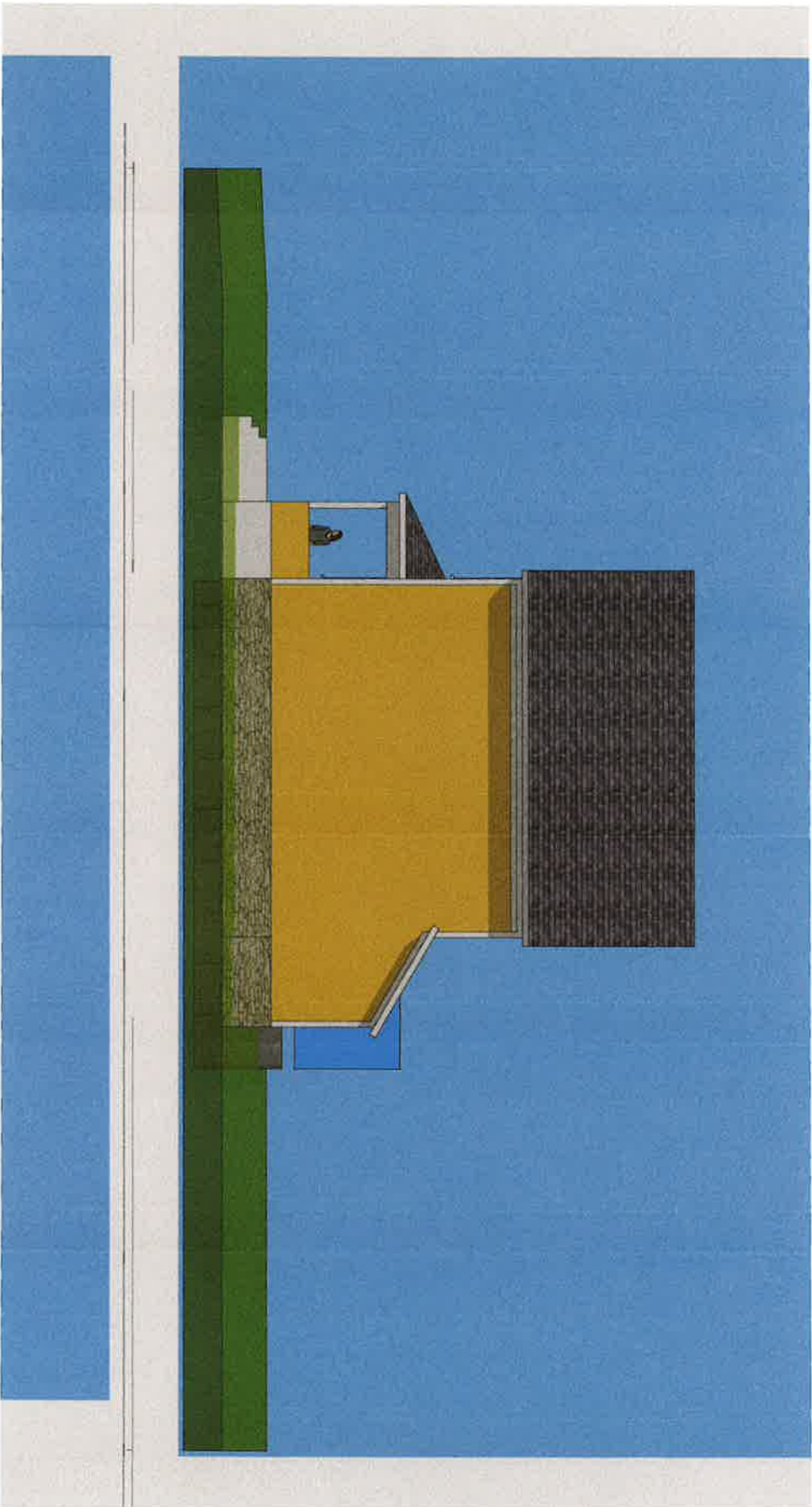


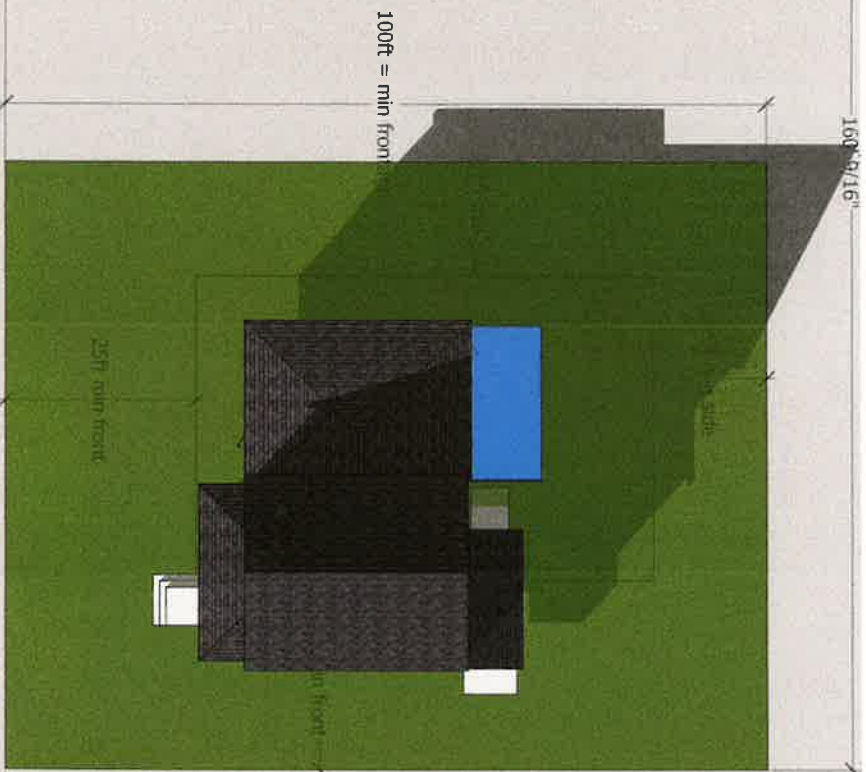












### Table B. Dimensional Requirements

Item	\$-1
<b>Minimum Lot Requirements</b>	
Area (square feet)	10,000 <sup>1</sup>
Frontage (feet)	100
Width (feet)	80
<b>Minimum Yard Requirements</b>	
Front (feet)	25
Rear (feet)	30 <sup>2</sup>
Side (feet)	15
<b>Maximum Coverage</b>	
By Building (%)	15
By Impervious Surface (%)	60
Maximum Building Height (feet)	35
<b>Minimum % of Lot Area</b>	
Landscape Open	0
Located in front yard	0











## BOARD OF ASSESSORS

195 MAIN STREET  
MAYNARD, MA 01754  
978-897-1304

---

TO: Permit Granting Authority  
FROM: Board of Assessors  
RE: Parties in Interest to:  
015-0000-0109.0

ADDRESS: 25 Garfield Ave, Maynard

USE of LIST: Special Permit

DATE: FEBRUARY 21, 2025

We hereby certify that the attached list, taken from our Real Estate Property Lists, includes the names and addresses of all parties in interest under Massachusetts General Laws Chapter 40A, Section 11, as amended in 1979, to the best of our knowledge and belief.

Stephen Trombetta  
SMT  
B. Schuch  
Board of Assessors



# 25 Garfield Ave - 15/109 - SP

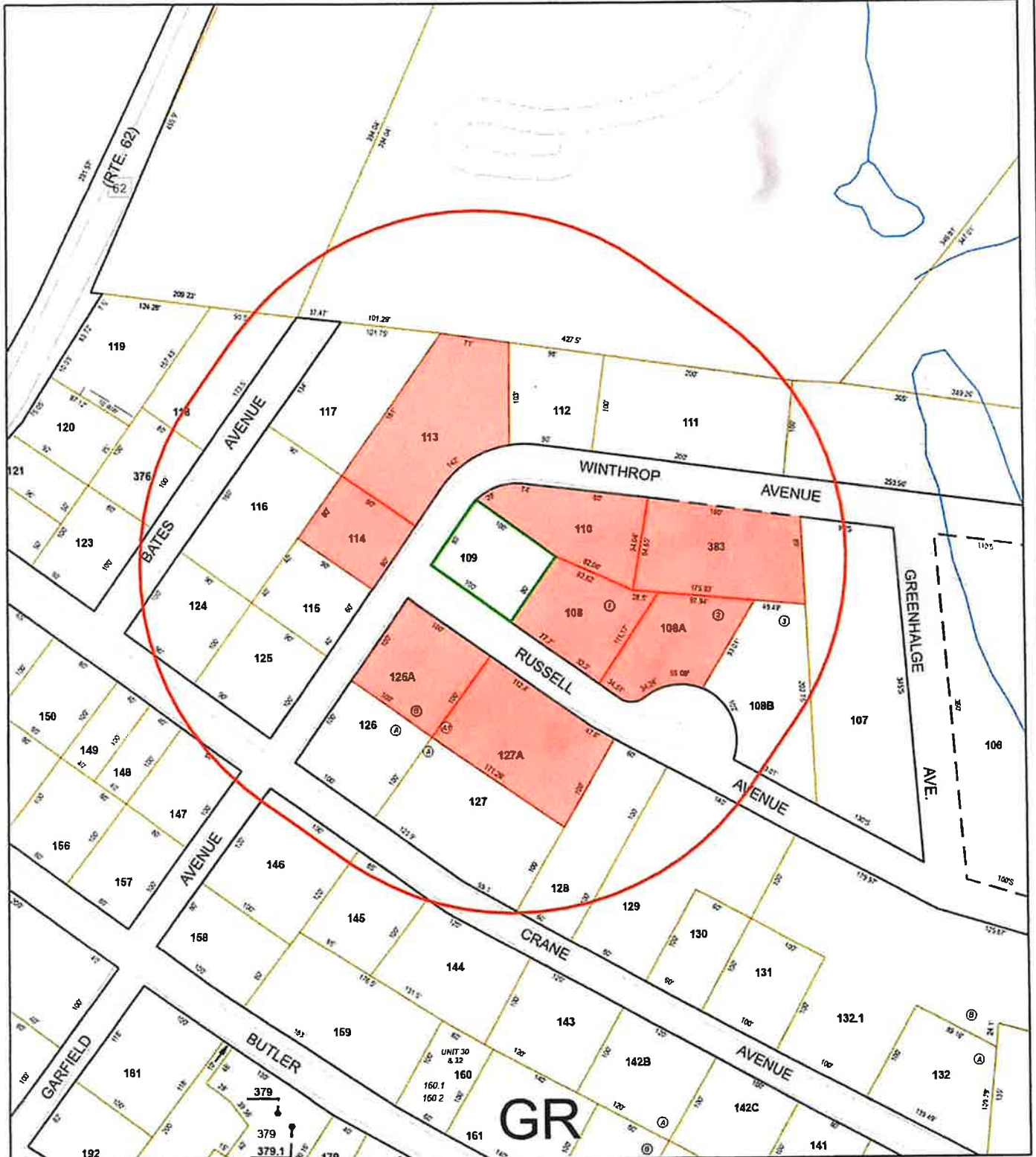
Town of Maynard, MA

1 inch = 140 Feet



[www.cai-tech.com](http://www.cai-tech.com)

February 21, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





# SPECIAL PERMIT Abutters List Report

Maynard, MA  
February 21, 2025

## Subject Property:

Parcel Number: 015.0-0000-0109.0  
CAMA Number: 015.0-0000-0109.0  
Property Address: 25 GARFIELD AV

Mailing Address: COBBLAH RLTY TR COBBLAH  
AUGUSTUS T & ELIZABETH  
25 GARFIELD AV  
MAYNARD, MA 01754

---

## Abutters:

Parcel Number: 015.0-0000-0108.0  
CAMA Number: 015.0-0000-0108.0  
Property Address: 2 RUSSELL AV

Mailing Address: KAHN MATTHEW A  
6 DEMERS DR  
MARLBOROUGH, MA 01752

Parcel Number: 015.0-0000-0108.A  
CAMA Number: 015.0-0000-0108.A  
Property Address: 4 RUSSELL AV

Mailing Address: LECLAIR STEPHEN G & DOUGHTY  
ALISON L  
4 RUSSELL AV  
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0110.0  
CAMA Number: 015.0-0000-0110.0  
Property Address: 3 WINTHROP AV

Mailing Address: ROCHE NEIL  
143 MEADOW LN  
BOXBOROUGH, MA 01719

Parcel Number: 015.0-0000-0113.0  
CAMA Number: 015.0-0000-0113.0  
Property Address: 22 GARFIELD AV

Mailing Address: PESSOA RALPH M S & AMELIA K M  
22 GARFIELD AV  
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0114.0  
CAMA Number: 015.0-0000-0114.0  
Property Address: 20 GARFIELD AV

Mailing Address: CAIN SHARON L  
20 GARFIELD AV  
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0126.A  
CAMA Number: 015.0-0000-0126.A  
Property Address: 1 RUSSELL AV

Mailing Address: VANA EVAN K & ANDREA P  
1 RUSSELL AV  
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0127.A  
CAMA Number: 015.0-0000-0127.A  
Property Address: 3 RUSSELL AV

Mailing Address: BUI PHUOC DUC  
3 RUSSELL AV  
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0383.0  
CAMA Number: 015.0-0000-0383.0  
Property Address: 5 WINTHROP AV

Mailing Address: BRENNAN INVESTMENT TR JOHN E &  
MARY P BRENNAN  
5 WINTHROP AV  
MAYNARD, MA 01754



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/21/2025

Page 1 of 1

BRENNAN INVESTMENT TR  
JOHN E & MARY P BRENNAN  
5 WINTHROP AV  
MAYNARD, MA 01754

BUI PHUOC DUC  
3 RUSSELL AV  
MAYNARD, MA 01754

CAIN SHARON L  
20 GARFIELD AV  
MAYNARD, MA 01754

KAHN MATTHEW A  
6 DEMERS DR  
MARLBOROUGH, MA 01752

LECLAIR STEPHEN G &  
DOUGHTY ALISON L  
4 RUSSELL AV  
MAYNARD, MA 01754

PESSOA RALPH M S & AMELIA  
22 GARFIELD AV  
MAYNARD, MA 01754

ROCHE NEIL  
143 MEADOW LN  
BOXBOROUGH, MA 01719

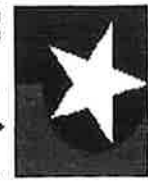
VANA EVAN K & ANDREA P  
1 RUSSELL AV  
MAYNARD, MA 01754



015.0 0000 0109.0  
Map Block Lot

1 of 1 RESIDENTIAL  
CARD Maynard

Total Card / Total Parcel  
APPAISED: 492,000/ 492,000  
USE VALUE: 492,000/ 492,000  
ASSESSED: 492,000/ 492,000



Patriot  
Properties Inc.

PROPERTY LOCATION

No	25	Alt No	GARFIELD AV, MAYNARD	Direction/Street/City
----	----	--------	----------------------	-----------------------

OWNERSHIP

Owner 1:	COBBLAH RLTY TR	Unit #	
Owner 2:	COBBLAH AUGUSTUS T & ELIZABETH		
Owner 3:			
Street 1:	25 GARFIELD AV		
Street 2:			
Twp/City:	MAYNARD		
S/Prov:	MA	County	
Postal:	01754	Own Occ	Y

PREVIOUS OWNER

Owner 1:	COBBLAH AUGUSTUS T & ELIZABETH P U
Owner 2:	
Street 1:	25 GARFIELD AVE
Twp/City:	MAYNARD
S/Prov:	MA
Postal:	01754

NARRATIVE DESCRIPTION

This parcel contains .18 AC of land mainly classified as SNGL-FAM-RES with a CONVENTIONAL Building built about 1890, having primarily FRAME-CLAPBD Exterior and 1967 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
------	-------------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.184	220,800		271,200	492,000
Total Card	0.184	220,800		271,200	492,000
Total Parcel	0.184	220,800		271,200	492,000
Source:	Market Adj Cost	Total Value per SQ unit (Card):	250.13	Parcel:	250.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes
2025	101	FV	220,800	0	.184	271,200	492,000		Year end
2024	101	FV	201,400	0	.184	258,500	459,700		Year end
2023	101	FV	184,500	0	.184	246,000	430,500		Year End Roll
2022	101	FV	184,500	0	.184	206,600	391,100		Year End Roll
2021	101	FV	189,600	0	.184	206,600	396,200		Year End Roll
2020	101	FV	189,600	0	.184	187,000	376,600		Year End Roll
2019	101	FV	144,200	0	.184	178,600	322,800		Year End Roll
2018	101	FV	120,200	0	.184	162,400	282,600		Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COBBLAH AUGUSTU	60215-385	P	10/11/2012	NO-CONVIENT	10 No	No	D	
SENNETT MICHAEL	19302-123	P	8/30/1988		161,000 No	No	O	

TAX DISTRICT

PAT ACCT.

Notes

PRINT

LAST REV

Date

Time

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Vest	Fed Code	F	Descrp	Comment
5/22/2003	200310975		12,000 C						REPAIR WATER DAMAG
6/13/2001	200110556		10,000 C						REMODEL KITCHEN
5/13/1997	9709678		4,000 C						16 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2016	COMPLETE	PT	PT
10/16/2007	EXTR NONE	KR	KR

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SNGL-FAM-	100	water	PS	PUBLIC-SYS
0				Sewer	SW	SEWER
n				Electr		
Census:				Exmpl		
Flood Haz						
D	MAYN	MAYN	100	Topo		LEVEL
s				Street	P	PAVED
t				Gas		LIGHT

LAND SECTION (First 7 lines only)

Use	Description	Fact	LU	No of Units	Depth/ Pct	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Inft 1 %	Inft 2 %	Inft 3 %	Appraised Value	All Class	% Land	Spec Code	Fact Use Value	Notes
101	SNGL-FAM-R	8000				SQ FEET	PRIMARY	1.0	0	27.56	1.23 R2						271,190				271,200	

Sign:

VERIFY SECTION OF WEST REG DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_



## ASSESSING DEPARTMENT

195 MAIN STREET  
MAYNARD, MA 01754  
978-897-1304

RECEIVED  
FEB 20 2025  
TOWN OF MAYNARD  
ASSESSOR'S OFFICE

# ABUTTER'S LIST REQUEST

PROPERTY ADDRESS: 25 Garfield Ave

PARCEL ID: 15 / 109

Please Indicate USE OF LIST:

- |  |   |
|--|---|
| <input type="checkbox"/> PLANNING BOARD            | <input type="checkbox"/> ZONING BOARD OF APPEALS  |
| <input type="checkbox"/> CONSERVATION              | <input type="checkbox"/> LIQUOR LICENSE           |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> OTHER – Please describe: |

\_\_\_\_\_  
\_\_\_\_\_

Requested by:

Richard Bourque  
\_\_\_\_\_

Phone # 508-328-4323

Email: GEBOURQUE@GEBOURQUE.COM  
GE BOURQUE

Richard Bourque  
Signature

2/20/25  
Date

LIST WILL BE COMPLETED IN UP TO 10 DAYS FROM REQUEST.  
FEE: \$25 Cash or Check Payable to the Town of Maynard

2-20-25  
PAID CH # 8898  
BOURQUE AND SONS II  
\$25



Owner Name	Co_Owner Name	Owner Address	Owner City	Owner State	Owner Zip
BRENNAN INVESTMENT TR	JOHN E & MARY P BRENNAN	5 WINTHROP AV	MAYNARD	MA	01754
BUI PHUOC DUC		3 RUSSELL AV	MAYNARD	MA	01754
CAIN SHARON L		20 GARFIELD AV	MAYNARD	MA	01754
KAHN MATTHEW A		6 DEMERS DR	MARLBOROUGH H	MA	01752
LECLAIR STEPHEN G &	DOUGHTY ALISON L	4 RUSSELL AV	MAYNARD	MA	01754
PESSOA RALPH M S & AMELIA K M		22 GARFIELD AV	MAYNARD	MA	01754
ROCHE NEIL		143 MEADOW LN	BOXBOROUGH H	MA	01719
VANA EVAN K & ANDREA P		1 RUSSELL AV	MAYNARD	MA	01754

**Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing**  
**May 21, 2025 – 7:00 p.m.**  
**(Held remotely via Zoom)**

---

**ZBA Board Members Present:** Paul Scheiner – Chair; Leslie Bryant; Jerry Culbert; John Courville; Brad Schultz and Jackie Downing (Alternate).

**Others Present:** Zoe Piel – Assistant Town Planner/Conservation Agent; Bill Nemser – Planning Director; Tete and Elizabeth Cobblah, Richard Bourque, Daniel Cormier

---

**Called to Order** at 7:05 p.m. by Chair Scheiner. The board members introduced themselves.

**1. Meeting Minutes of February 27, 2025**

Chair Scheiner made one correction to attendees listed.

**Ms. Bryant made a motion to accept the minutes of the February 27, 2025 meeting of the Zoning Board of Appeals as amended. Mr. Culbert seconded the motion.**

***The Board voted unanimously by roll call to accept the minutes.***

**2. Public Hearing - 25 Garfield Avenue**

The owner/applicants, Tete and Elizabeth Cobblah, represented by their contractor, Richard Bourque, are requesting a Variance granting relief from Section 4 of the Zoning By-laws, to construct an addition to the property that would extend the existing nonconforming front setback and create a new nonconformity by exceeding building coverage limits (15%/1,200 sf. allowable, 21.3%/1,703 sf. proposed).

Mr. Bourque introduced himself and advised the board he would be speaking on behalf his clients who were also present.

Mr. Bourque explained that he wished to add an addition of approximately 765 square feet to the existing structure. Because the proposed addition would exceed the maximum building coverage of 15% to approximately 20%, a Variance required.

Chair Scheiner explained that for a variance, the board has very strict criteria under state law that it must follow and that each must be met in order for the board to allow a variance and asked the applicant to explain what specific hardships warranted this request. Mr. Bourque responded that the lot was undersized, but that the applicants needed additional first floor room



to prepare for aging in place and to accommodate visitors. Chair Scheiner acknowledged this was understandable, but pointed out that the law does not allow for personal hardships, but that the hardship must be connected specifically with the parcel and the structure.

Chair Scheiner asked Ms. Piel to clarify data in the staff report table, indicating that the property could be expanded roughly half the size proposed without exceeding the coverage and consequently negate the need for Americans. Ms. Piel stated that was the case.

Chair Scheiner asked the board for comments: Mr. Schultz asked if the proposed addition would add or expand the basement of the structure. The contractor stated that was not the case. Mr. Schulz explained that this was to clarify soil conditions on the property to determine if they should be factored into the request. Mr. Schulz concluded by pointing out that the applicant could avoid the need for a variance at all with an expansion that brought the structure to 15% coverage.

Mr. Colbert stated he agreed with Mr. Schulz's assessment and said that he was not sure he could support the application for Variance when the petitioner had the opportunity to expand and stay within the dimensional requirements of Zoning By-laws.

Ms. Bryant asked staff if the applicant would be prohibited from filing a similar request for a two-year period if they went forward with this petition and were denied by the board. Ms. Piel stated that was the case.

Chair Scheiner pointed out that in cases similar to this, where both sides are working towards a solution, it has been successful for the applicant to resubmit plans based on the ZBA input. Mr. Bourque stated that he did not want to have a denial that would prevent the work for two years. The contractor agreed that this would be the best approach, but then he had to consult with his clients. Leslie Bryant made a motion to continue the hearing to June 16 at 7 PM. The motion was elected by Jerry Culbert (the meeting date was scheduled a week early in June because of conflicting availability of several members).

### **3. Public Hearing – 30-32 Walnut Street**

The owner/applicant, Daniel Cormier, is requesting Special Permit approval to operate an Accessory Home-Based Business – Type B, per Section 8.3 of the Zoning By-laws.

Mr. Cormier introduced himself and provided the board with a description of the scope of his home business activities. He described the business as including small home repairs, picture-hanging, and other "handy" jobs, but not construction. He also described the three vehicles he uses for the business, including a truck used as a mobile workshop; a dumptruck; and a Japanese *kei* truck used for errands.

Chair Scheiner and Mr. Culbert inquired about a backhoe parked on the subject property. Mr. Cormier stated that the equipment was in use for driveway excavation on his own property and had never been used for the business.

Ms. Bryant asked the petitioner whether the excavation was threatening any trees on the property. Mr. Cormier replied that he did not believe so. Ms. Bryant also asked when the driveway excavation had begun, which Mr. Cormier estimated two years ago. He explained that an injury had interrupted the progress of the driveway project.

Chair Scheiner referred the petitioner to the new AHHBA by-law and its criteria for the Board's favorable findings. Ms. Downing asked the petitioner to consider potential mitigation approaches for exterior storage of vehicles and equipment. Mr. Schultz pointed out that other small-job handyman services can be operated as AHHBA-Type A, as all outside evidence of the business activity is screened or otherwise mitigated.

Mr. Cormier noted to the Board that he planned to retire in 5-10 years, so he did not feel the business should be considered a long-term issue. Multiple members of the Board discussed continuing the public hearing pending a site visit to the property. Mr. Culbert moved to continue the public hearing. Ms. Bryant seconded the motion. The Board voted to continue the public hearing to the meeting of June 16, 2025, at which the meeting would commence at the site visit at 6:30PM and continue on Zoom after completion of the visit.

**Chair Scheiner made a motion to close the meeting, which Ms. Bryant seconded.**

***The Board voted unanimously by hand to close the meeting.***

The meeting was closed at 8:55 p.m.



**Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing**  
**June 16, 2025 – 7:00 p.m.**  
**(Held remotely via Zoom)**

---

**ZBA Board Members Present:** Paul Scheiner – Chair; Leslie Bryant; Jerry Culbert; John Courville; Brad Schultz; Jacqueline Downing (alternate)

**Others Present:** Bill Nemser – Planning Director; Daniel Cormier, applicant

---

**Called to Order** at 7:00 p.m. by Chair Scheiner. The board members introduced themselves.

**Public Hearing: 30-32 Walnut Street (Continued From 05.21.25)**

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owner Daniel Cormier, 30-32 Walnut Street, Maynard, MA 01754. The subject property, 30-32 Walnut Street, is a two-family dwelling located in the General Residential (GR) zoning district. Per Sections 3.1.2 and 8.3 of the Maynard Protective Zoning By-Laws, the applicant seeks Special Permit approval to operate an Accessory Home-Based Business (Type-B) at 30-32 Walnut Street, and to allow overnight outdoor parking of two additional commercial vehicles associated with this business on the property

Mr. Courville has recused himself from this hearing. Therefore, the vote would have to be unanimous with four voting members in the absence of Ms. Downing, who joined the meeting late. The Board members decided to commence the discussion and update Ms. Downing when she joined the meeting.

Chair Scheiner opened the Hearing. At the last meeting on May 21, 2025, Mr. Cormier presented his application. A site visit was conducted the evening of June 16 before the meeting. The Board found three commercial vehicles, a riding lawn mower, a small tractor, and piles of debris and dirt. There was a lengthy discussion of what adjustments can be made to make it look like a residential property and not a commercial business storage yard.

Mr. Cormier stated that he has made a lot of improvements to the house, including painting it. A lot of the equipment on the property exists because he fixes his own house and from a family-owned mechanic business that closed. It is not associated with his current handyman business. He has moved a lot of equipment already and plans to sell a lot of it.

Ms. Downing joined the meeting at approximately 7:32 p.m. Chair Scheiner provided a summary of the site visit to the property.

One of the trucks is being used for waste collection. Chair Scheiner asked the applicant to contact the fire department about getting a permit for that. The Board made several recommendations including reducing the number of vehicles, clearing out the debris and planting trees for screening. Mr. Cormier agreed to try to alleviate the Board's concerns.

Mr. Schultz recommended that Mr. Cormier:

- Reduce the number of commercial vehicles to one.
- Screen the tractor from view
- Clear any visible debris piles

**Ms. Bryant made a motion to continue the hearing for 30-32 Walnut Street to July 28, 2025 with a site visit to the property at 6:15 p.m., followed by a meeting of the Board at 7 p.m. Mr. Culbert seconded the motion.**

***The Board voted unanimously to approve the motion.***

#### **Public Hearing: 25 Garfield Ave.**

(Continued From 05.21.25) Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owners Tete and Elizabeth Cobblah, 25 Garfield Ave., Maynard, MA 01754.

**Ms. Brant made a motion to continue the hearing for 25 Garfield Ave to July 28, 2025 at 7:30 p.m., as the applicant was not present. Ms. Downing seconded the motion.**

#### **ZBA Updates**

The Zoning Board of Appeals is drafting a set of rules and regulations for conducting meetings. Chair Scheiner, Mr. Nemser and Ms. Piel are working on the draft.

Ms. Downing made a motion to close the meeting, which Mr. Culbert seconded.

***The Board voted unanimously by hand to close the meeting.***

The meeting was closed at 8:37 p.m.