



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?
pwd=TjVVNVNnWEJmMmNEazVrY1FoZENvZz09](https://us02web.zoom.us/j/87931897725?pwd=TjVVNVNnWEJmMmNEazVrY1FoZENvZz09)

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: 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](#).

Tete + Elizabeth + Deborah
25 GARRIC ID RVE
Maynard MA

28'

side table

desk

12' →

transom window

window

French doors

12' →

shower

side table

transom window

window

desk

French doors

12' →

16'

win

Cobb & Dunlop
25 Garscadden
Maynard MA

Hip Root on
New addition

Characteristics w/ Simpson
Hurricane ties
Top & bottom

2x12 Rafters
5/8" Plywood
Stringers to mtr
diodege w/ Ice
R-60 insulation

Click Batched to exist in the structure

Wedge

magnet

magnet

magnet

July 2019

Existing Dining Room

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

Concrete 3500 PSI

Sonotube

12"

← →

← →

overbend

LAG pattern to addition

6/8/25

A hand-drawn diagram of a deck structure on grid paper. The structure is labeled 'Deck' at the top left and bottom right. It features a vertical 'Post Cap' on the left. A bracket on the left indicates a '5' for the height of the railing. The railing is labeled 'PVC Railings'. A bracket on the right indicates a '4x4 post w/ beam' for the height of the deck. The deck surface is labeled '3/4 PVC Azer trim'. A bracket on the right indicates a '3x3 treks Decking' for the height of the deck. A small inset diagram in the bottom right corner shows a cross-section of a board with a vertical line and an upward-pointing arrow.

A hand-drawn diagram on lined paper illustrating a beam's deflection under load. The beam is represented by a horizontal line with vertical supports at each end. A vertical double-headed arrow on the left indicates a force application point. The word "Beam" is written vertically along the left side. The beam's deflection is shown as a downward curve in the center, with the peak labeled "Deflection". A horizontal dashed line with three circles at its intersections represents the undeformed beam's axis. A deflection triangle is drawn at the bottom right, with a horizontal base and a vertical height line. The word "Defl." is written vertically near the triangle's apex. A small sketch of a trapezoid is located at the bottom left.

Cobbish Residence
25 Garfield Ave.
Maynard MA.

28'

Crawl Space

10" Foundation
3500 psi concrete

5/8" Rebar

4' x 10"

16'

8' 6"

16'

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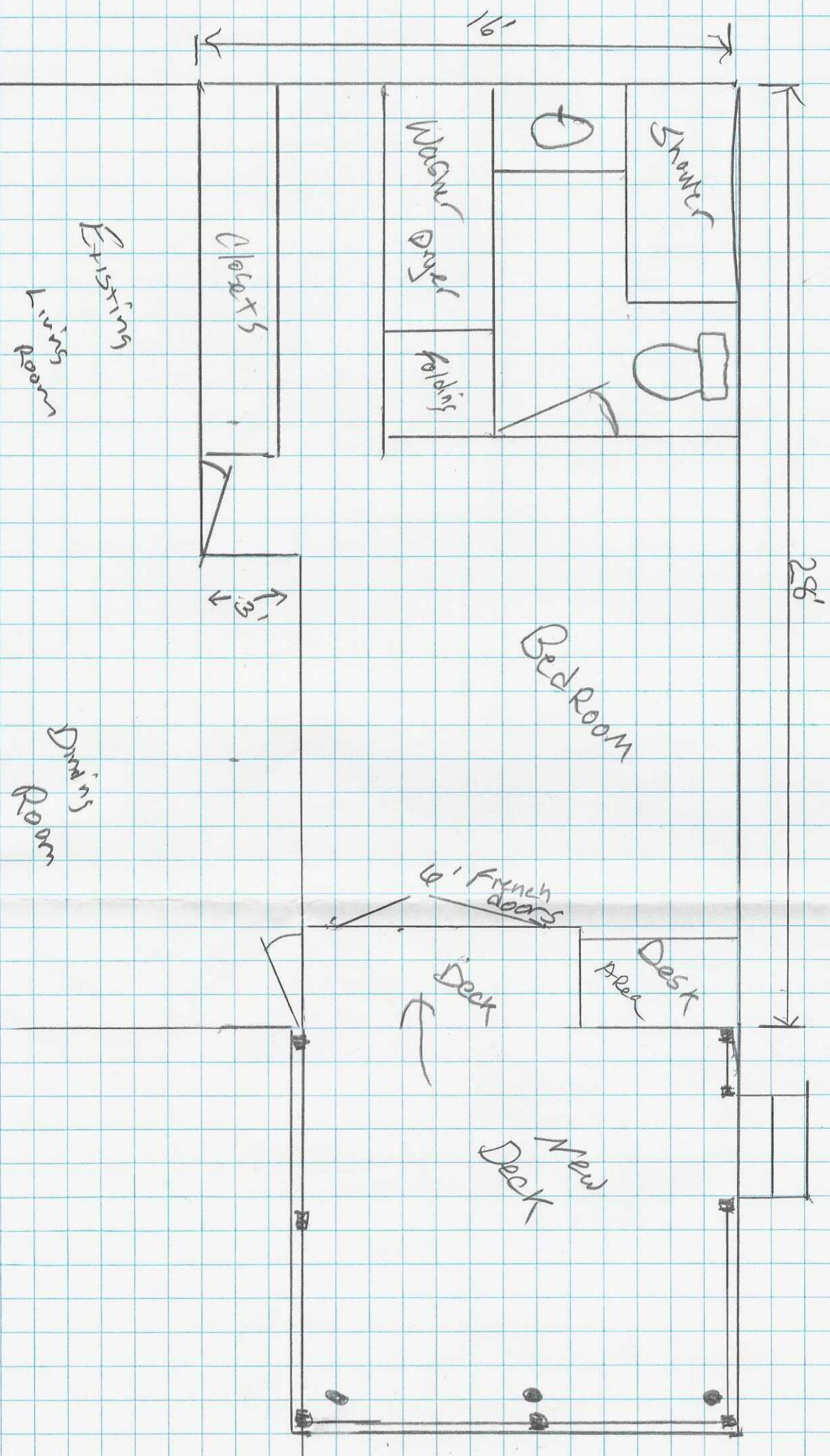
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Cobb/ah Residence
25 Garfield Ave
Maynard MA.

6/8/25



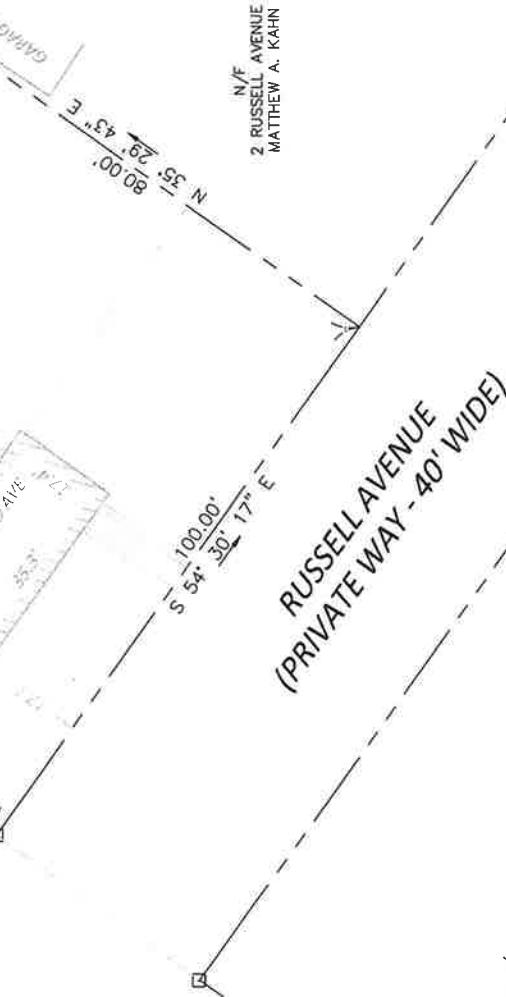
Notes:

- 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.
- 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.
- This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.
- Right-Of-Way Said To Be Public According To Town Clerk Or Their Designee. No Research For Local Acceptance Has Been Conducted.
- 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.
- 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.
- Scale of Drawing (1" = 20') Intended For A 11" x 17" Print Only.

PUBLIC WAY - 40' WIDE
GARFIELD AVENUE - 40' WIDE

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.

Paul Campbell, PLS #52781 Date



DRAFT COPY
FOR CLIENT REVIEW ONLY

GRAPHIC SCALE
0 10 20 40
(in feet)

1 inch = 20 feet

Owner of Record:

Augustus T. Cobblich &
Elizabeth P. Updike Cobblich, Trustees
Of The Cobblich Realty Trust
25 Garfield Avenue
Maynard, MA 01754
Deed Book 6225, Page 385
Plot: Map 15 Parcel 09
Plan: Book 155, Page 40 (Lots 221 & 222)
Area Measured: 6,000 S.F.

Certified Plot Plan
25 Garfield Avenue
Maynard, MA 01754
(Middlesex County)

Prepared For
Tete Cobblich

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

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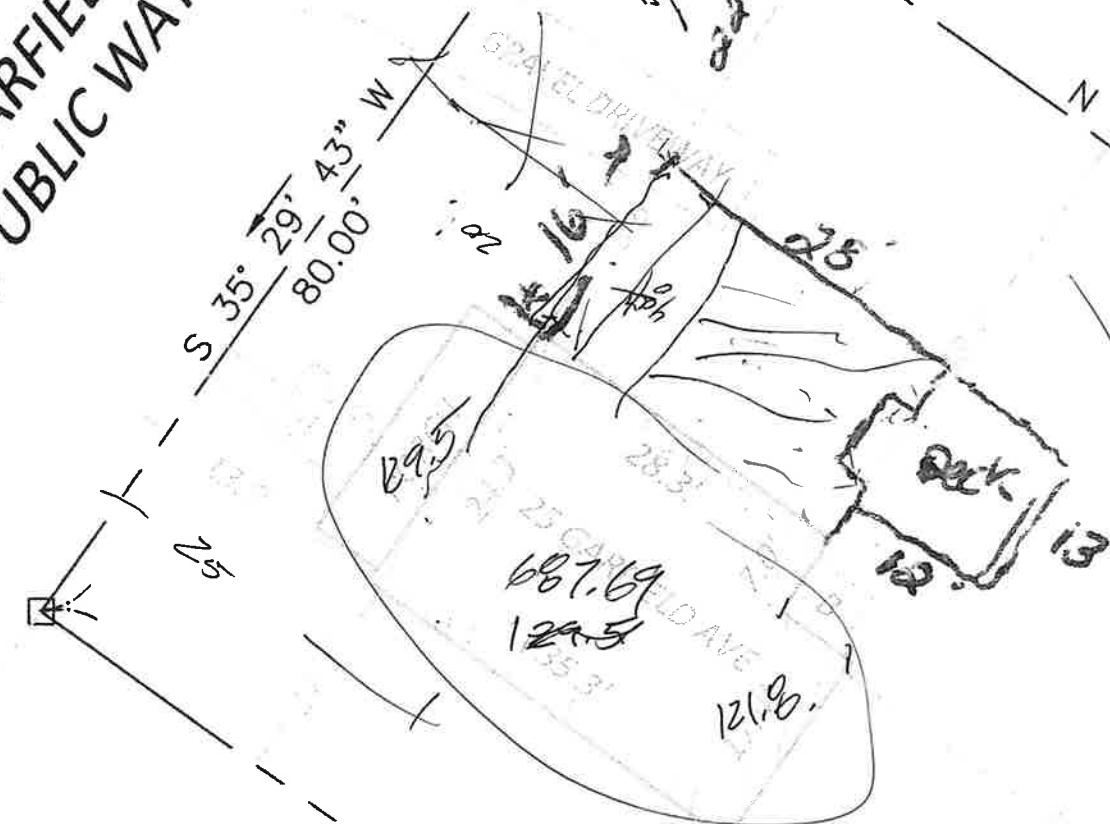
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GARFIELD AVENUE
(PUBLIC WAY - 40' WIDE)

S 35° 29' 43" W
80.00'



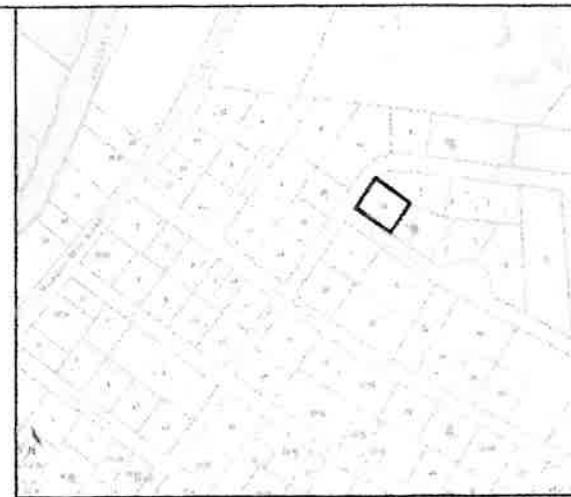
1200' Acreage.

938.99' EXISTING

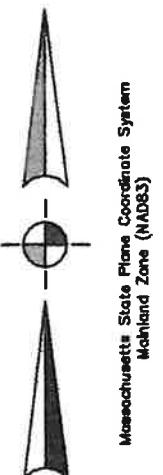
241 Acreage beyond
width 423 ADDITION
(82 ft over 12 ft)
17.275% over

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3 WINTHROP AVENUE
NEIL ROCHE

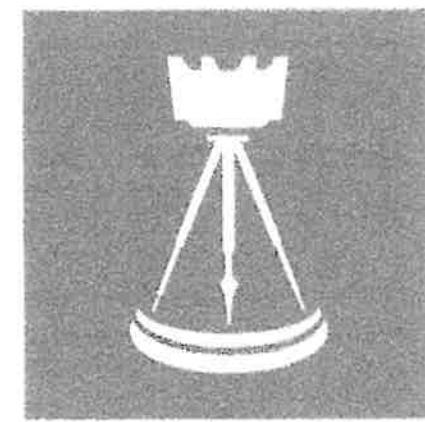
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2 RUSSELL AVENUE
MATTHEW A. KAHN



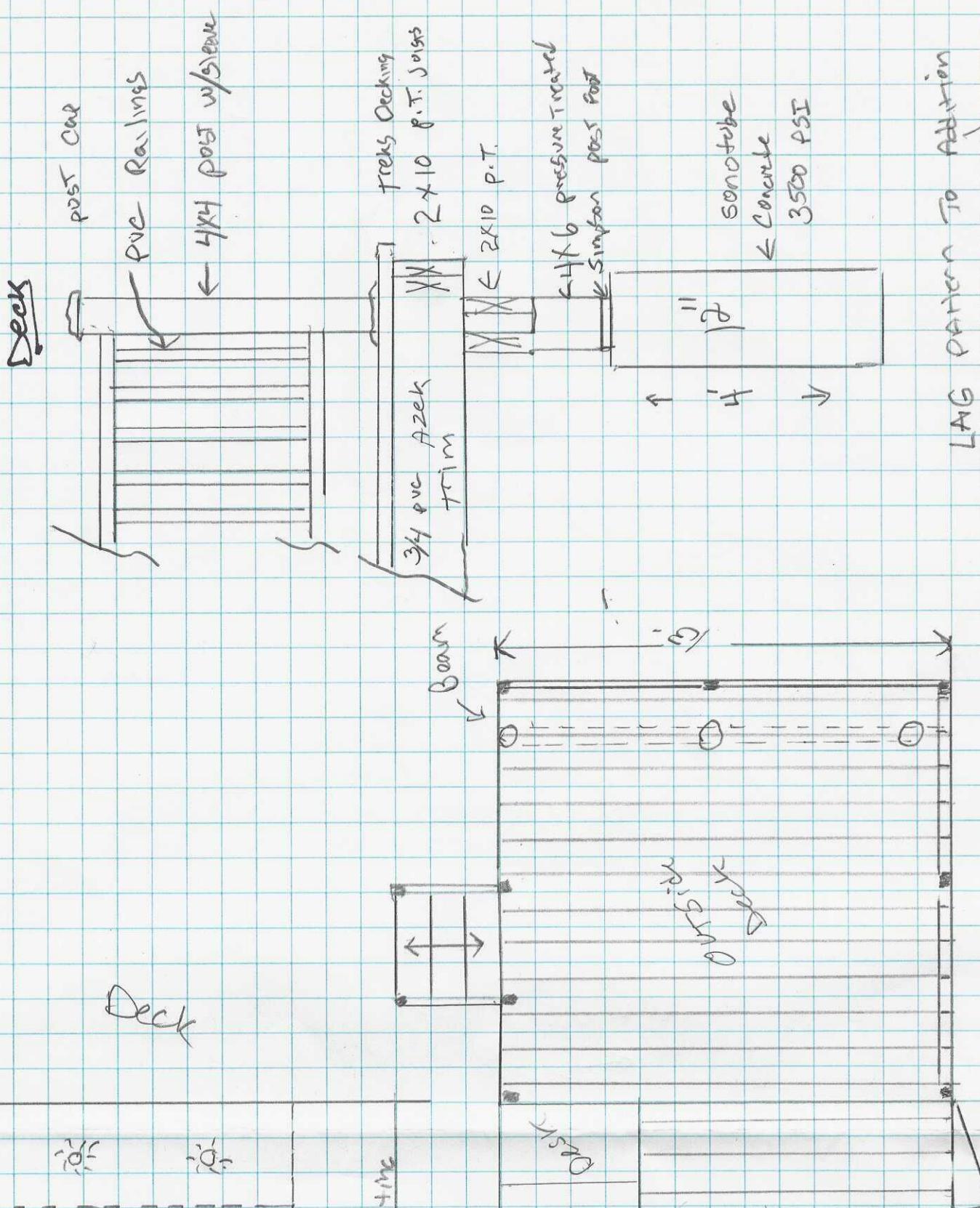
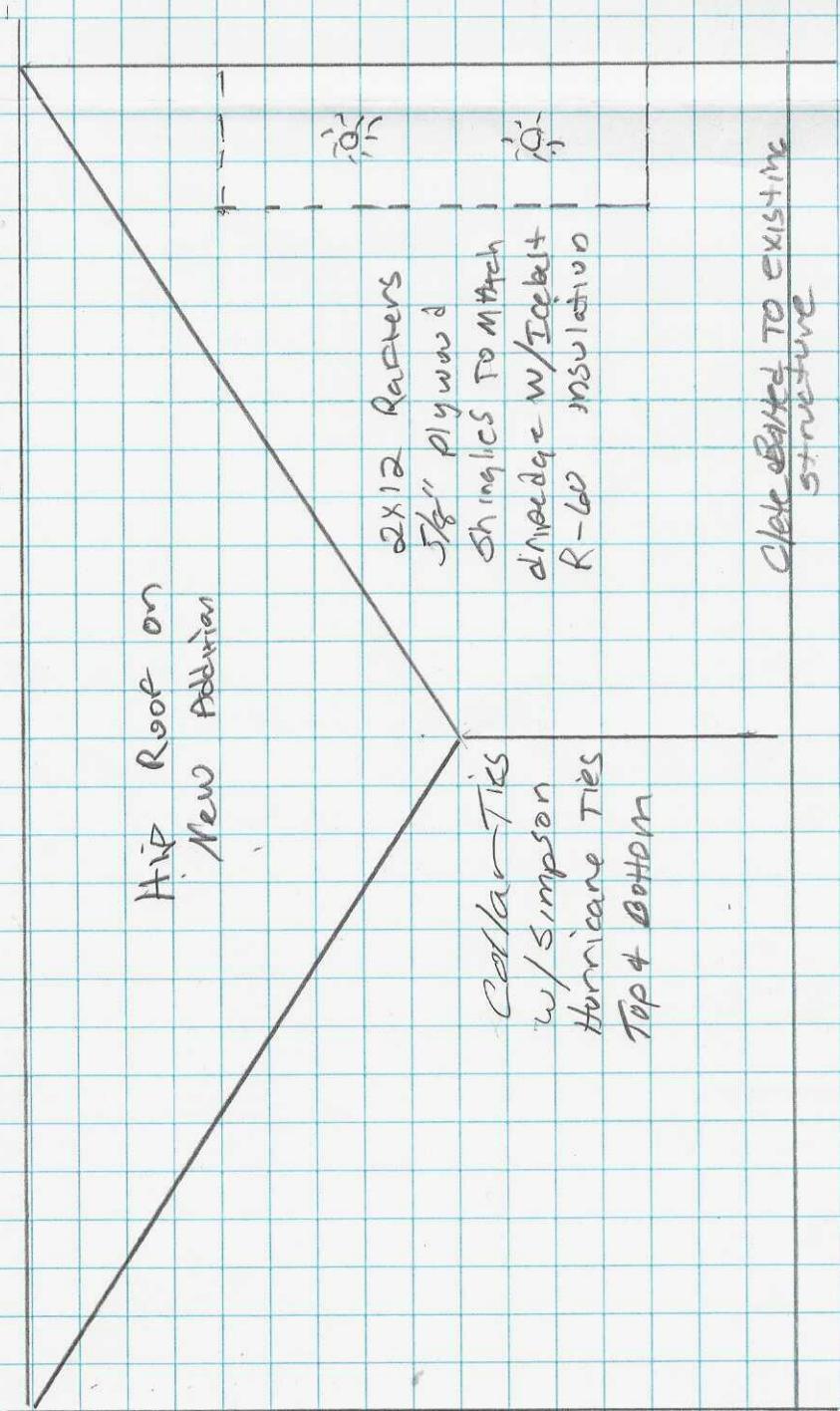
LOCUS



Massachusetts State Plane Coordinate System
Mahland Zone (NAD83)



Cobbalt Residence
25 Garfield Ave
Maynard MA



Cobbish Residence
25 Garfield Ave.
Maynard MA.

28'

Crawl Space

10" Foundation
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5/8" Rebar

4' x 10"

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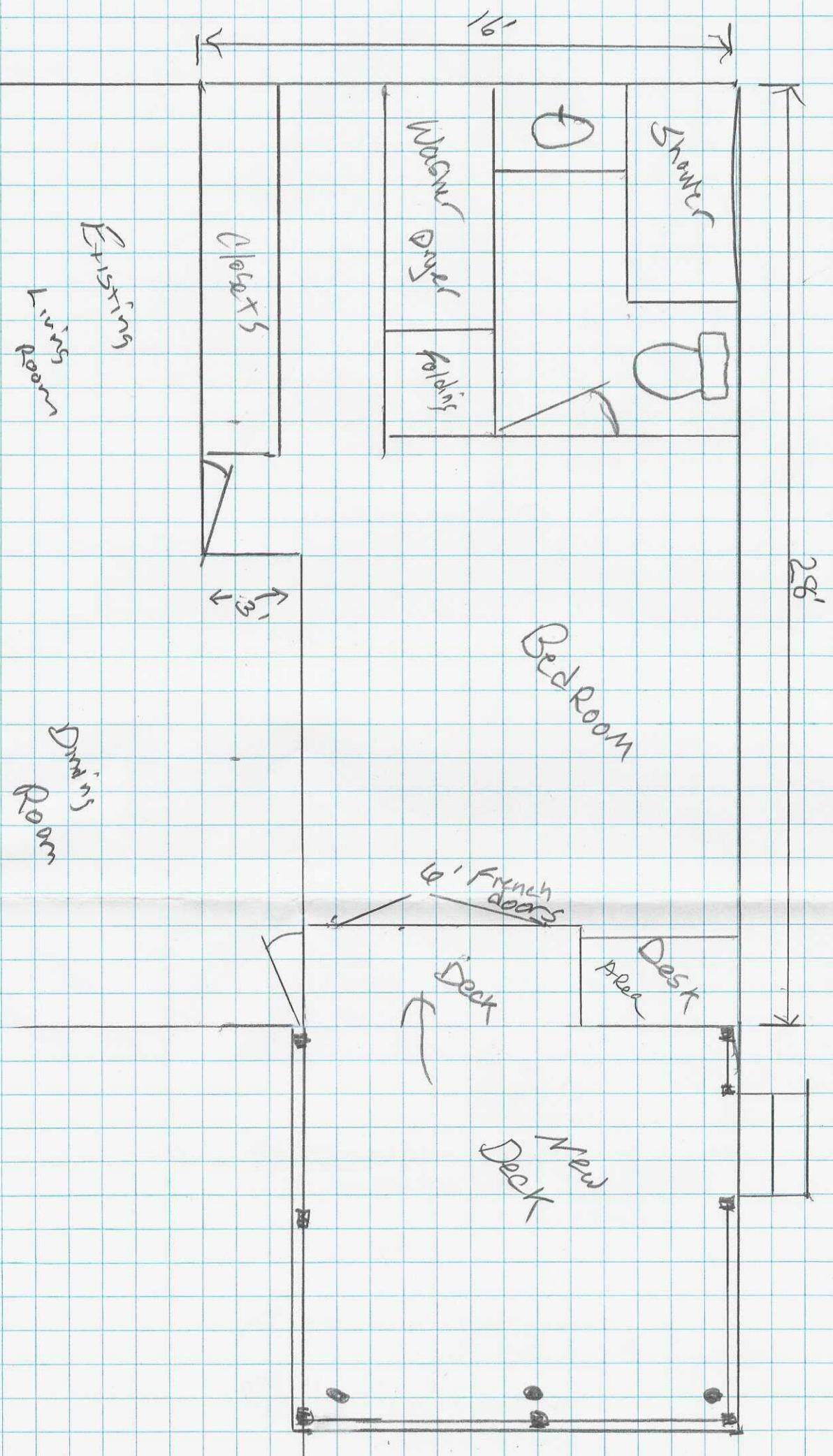
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Cobb/Lah Residence
25 Garfield Ave
Maynard MA.

6/8/25



Application Fees (Not Including Advertising and Mailing Costs):

- Special Permit: \$250
- Variance: \$250 *paid check #0981*
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150



Clerk Stamp:

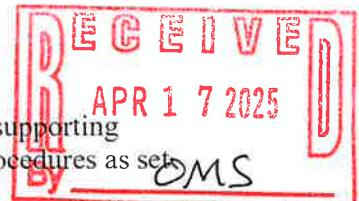
TOWN OF MAYNARD

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 8015 sf Present Use SF

Assessor's Map # 15 Parcel # 109 Zoning District CR 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 An 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) g'hiliw

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

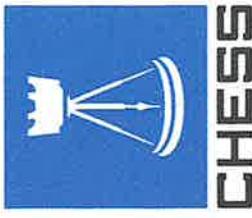
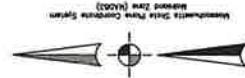


Elizabeth Cobblah





Locus



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

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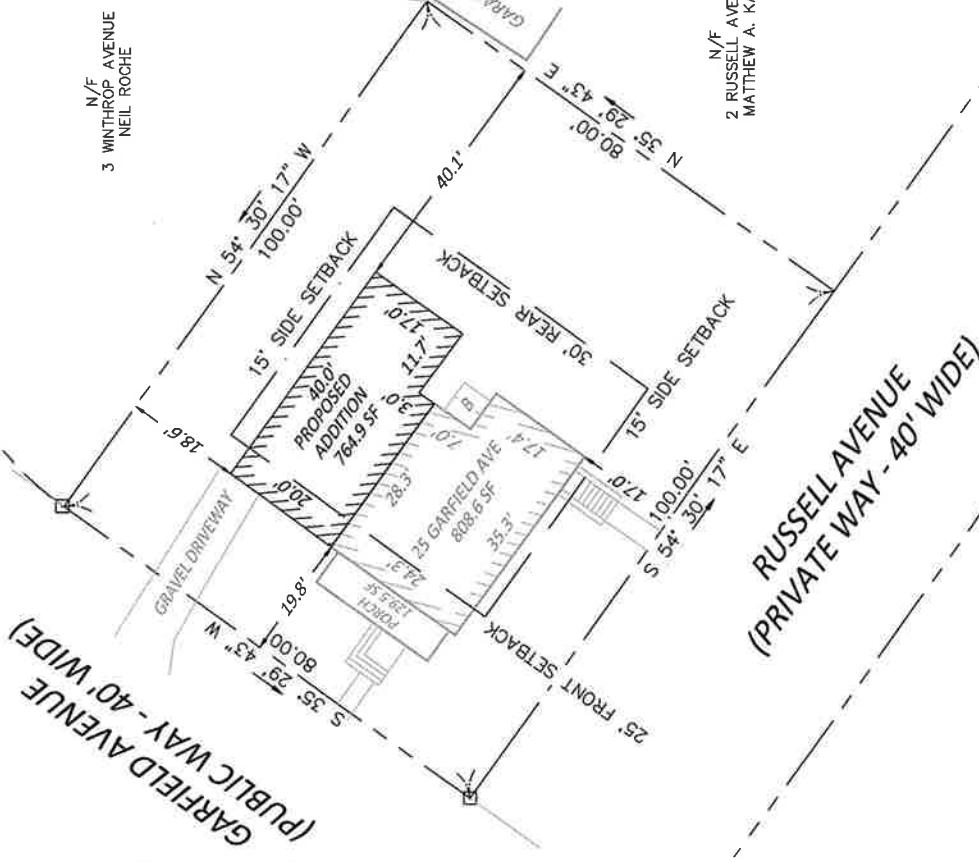
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Notes:

- 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.
- 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.
- This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.
- Right-Of-Way Said To Be Public According To Town Clerk Or Their Designee. No Research For Local Acceptance Has Been Conducted.
- 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.
- This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Features (Fences, Driveways, etc) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned By CHESS Engineering On This Plan.
- 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 764.9 SF	REQUIRED	PROPOSED
MIN. LOT SIZE	10,000 SF	8,000 SF ²	
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% ⁵ (1,703.0 SF)	
MAX. IMPERVIOUS	60 %	23.5% (1,878.7 SF)	
MAX. BUILDING HEIGHT	35 FT	<35 FT	

NOTES:

- EXISTING BUILDING GROSS FLOOR AREA = 3083 SF PER ASSESSOR RECORDS. INCREASE 764.9 SF = 24.8% ALLOWED BY BUILDING COMMISSIONER PER §5.1.5
- ALLOWED BY BUILDING COMMISSIONER PER §5.1.5.1
- ALLOWED BY BUILDING COMMISSIONER PER §5.1.5.2
- ALLOWED BY BUILDING COMMISSIONER PER §5.1.5.3
- VARIANCE REQUIRED BY ZBA PER §5.1.4

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 PE #49236 Date

Drawing name: C:\Users\Paul\CHESS Engineering Dropbox\Projects\0434 - 25 Garfield Ave Maynard MA\dwg\0434.spc.rev00.dwg
Apr 15, 2025 - 11:46am

GRAPHIC SCALE
1 inch = 20 feet



Certified Plot Plan - Proposed

Prepared For
Tete Cobbish

25 Garfield Avenue
Maynard, MA 01754
(Middlesex County)

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Owner Of Record:

Augustus Tete Cobbish & Elizabeth P. Updike Cobbish, Trustees Of The Cobbish Realty Trust
25 Garfield Avenue
Maynard, MA 01754
Deed Book 80215, Page 385
PLID: Map 15 Parcel 109
Plan: Book 40 Page 40 (Lots 221 & 222)
Area Measured: 8,000 S.F.
Scale: 1:200
Date: March 19, 2025

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 1-888-344-7233.

Pete + Elizabeth

Table B. Dimensional Requirements

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



80% = min width

160' 9/16"

6°-4 43/64"

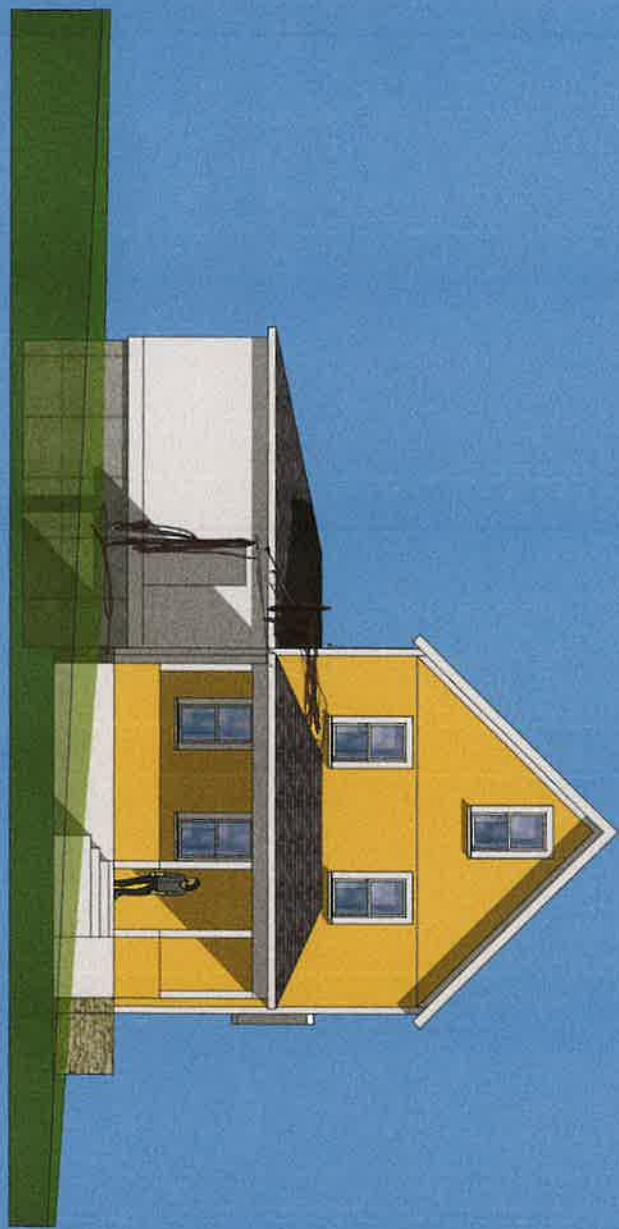
11'-11/32"

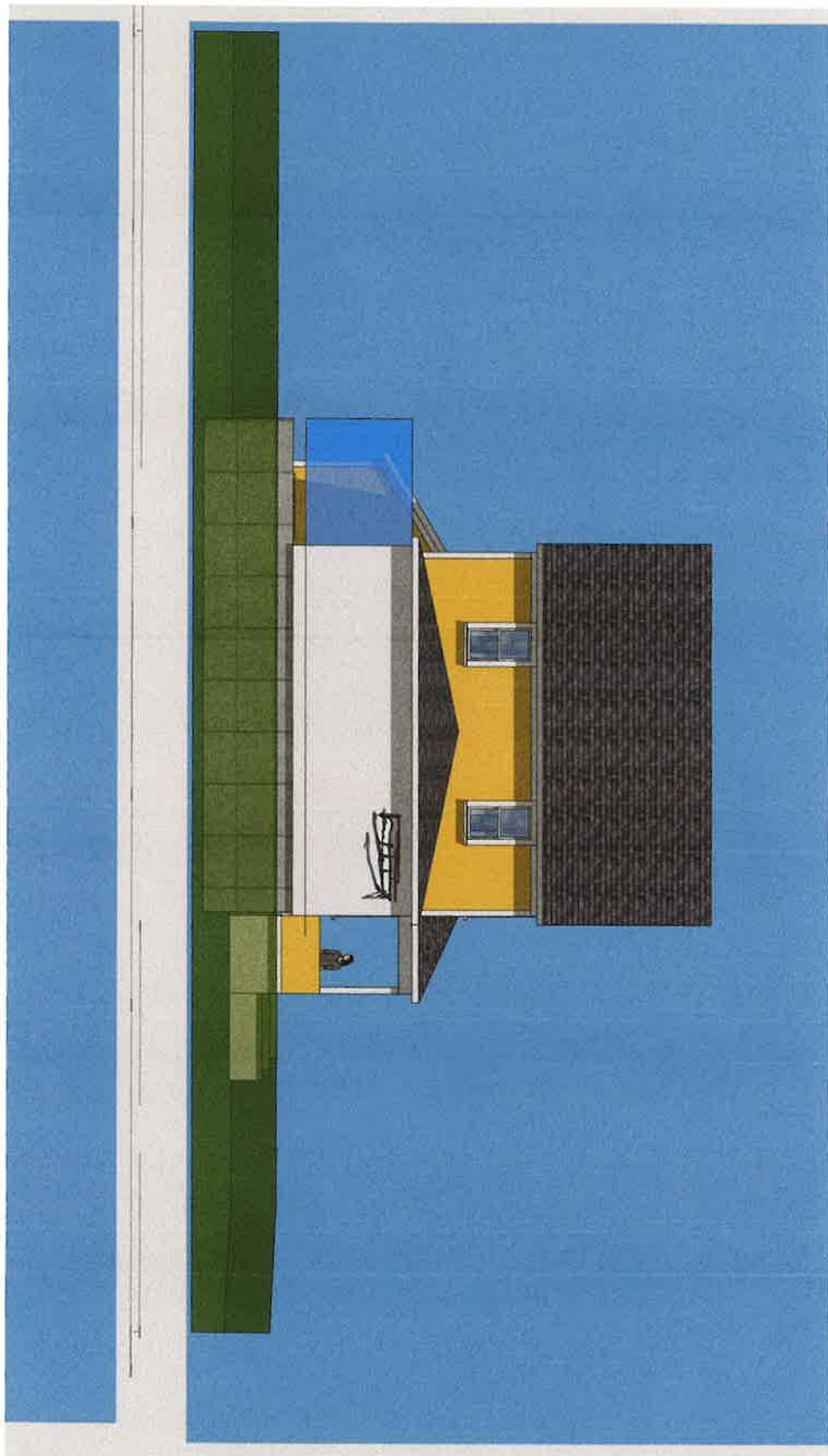
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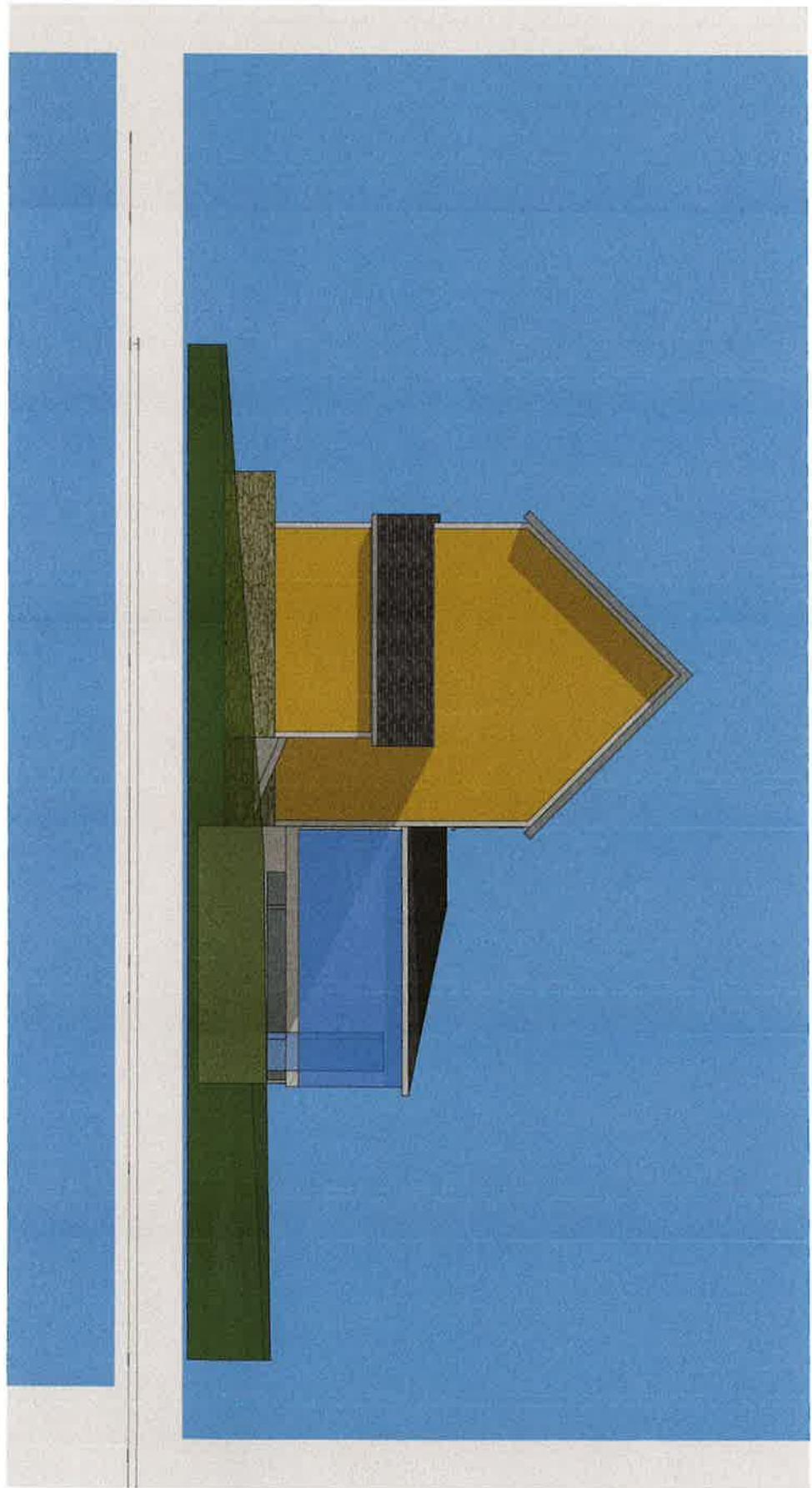
min front:-

264-9 7/54"









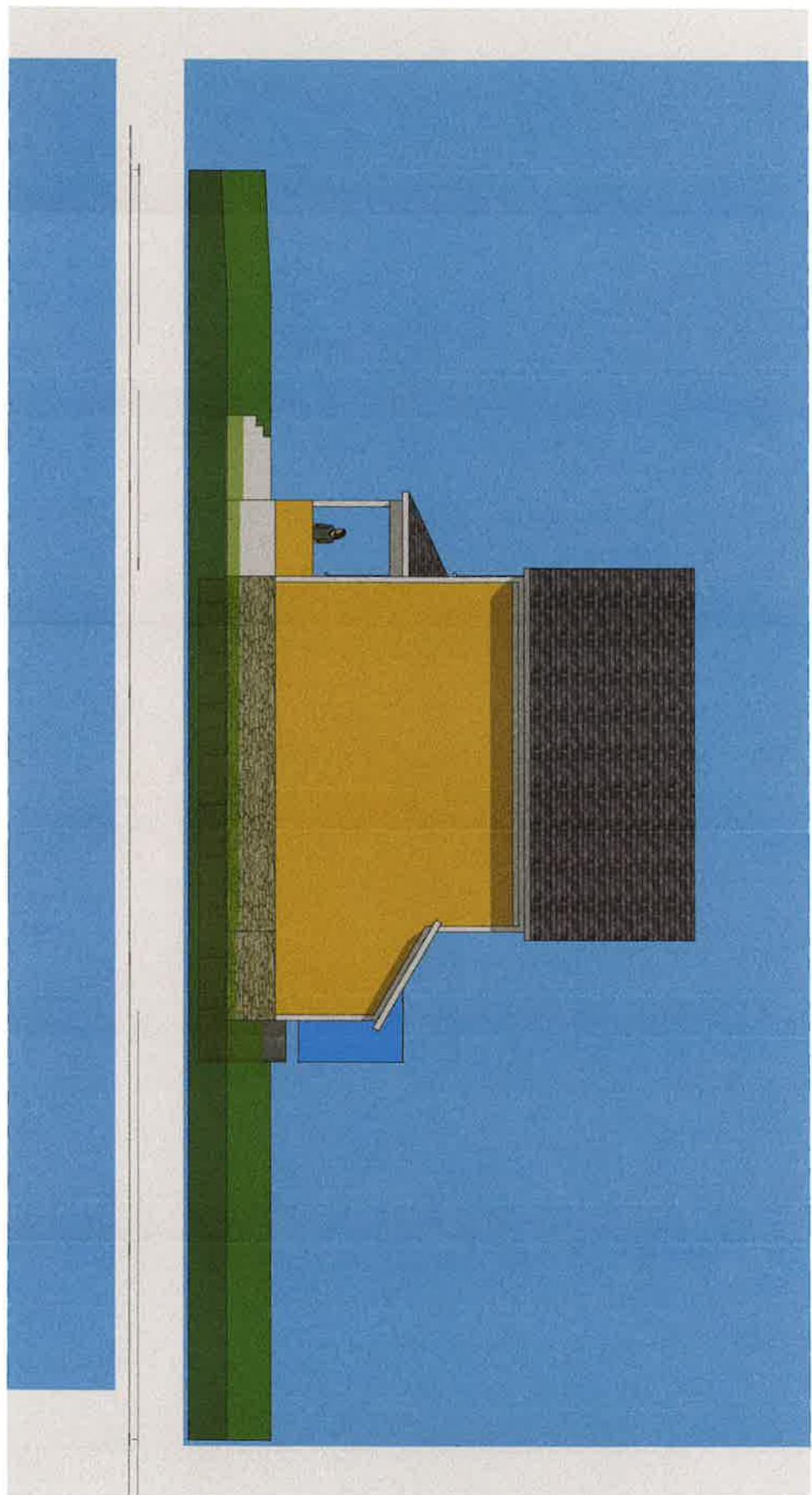




Table B. Dimensional Requirements







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.

Joseph Tompkins
S. D.
B. Schmitz

Board of Assessors



25 Garfield Ave - 15/109 - SP

Town of Maynard, MA

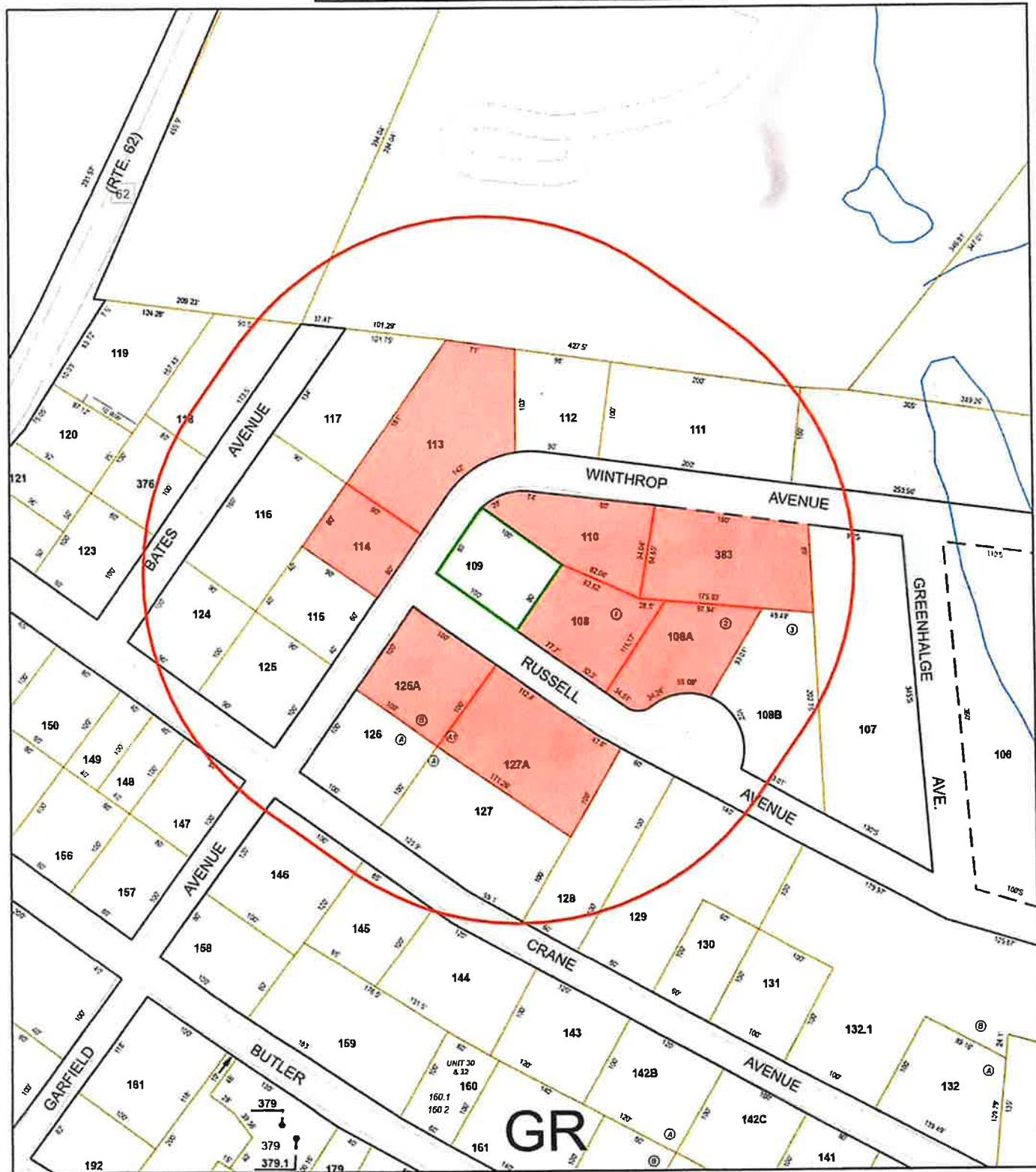


CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com

February 21, 2025

0 140 280 420



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

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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



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 1109

Please Indicate USE OF LIST:

PLANNING BOARD ZONING BOARD OF APPEALS
 CONSERVATION LIQUOR LICENSE
 SPECIAL PERMIT OTHER – Please describe:

Requested by:

Richard Bourque

Phone # 508-328-4323

Email: 6ebourque@6ebourque.com

GE BOURQUE

Signature

Date

2/20/25

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
425*

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	MA	01752
		H			
LECLAIR STEPHEN G &	DOUGHTY ALISON L	4 RUSSELL AV	MAYNARD	MA	01754
PESSOA RALPH M S & AMELIA K		22 GARFIELD AV	MAYNARD	MA	01754
M					
ROCHE NEIL		143 MEADOW LN	BOXBOROUGH	MA	01719
		H			
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.