



Town of Maynard Zoning Board of Appeals

Monday, August 25th, 2025 at 7PM

Paul Scheiner, Chair

Posted by: Zoe Piel, Assistant Planner

This Agenda is subject to change.

This meeting will be conducted remotely via Zoom video.

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

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

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

Meeting ID: 879 3189 7725 Passcode: 515693

Questions may be emailed to: OMS@townofmaynard.net

1. Public Hearing: 30-32 Walnut Street (Continued From 7/28/25)

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.

Documents:

[ZBA2502 - 30-32 WALNUT ST SITE PLAN SKETCH.PDF](#)

[ZBA2502 - 30-32 WALNUT STREET APPLICATION STAMPED.PDF](#)

[SCHWEPPE - 8 SUMMIT STREET - 08.25.25.PDF](#)

[MACK - 34 WALNUT \(07.28.25\).PDF](#)

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



WALNUT STREET
(1904 COUNTY LAYOUT - VARIABLE WIDTH)

PROPOSED CURB CUT
SEE DETAIL

N/F PRICE

132.00'

18.5'

23.2'

82.50'

EXISTING 2.5 STORY
W/F DWELLINGS
#30-32

PORCH

BUSHWICK

SCREENED
ENCLOSURE

UP PARK
ENCLOSURE

CONCRETE
DRIVEWAY

BUSHWICK

PORT
CONCRETE

30-32 WALNUT ST
10,888 S.F.±
0.2500 AC.±

82.50'

4.5'±

23.2'

17'±

132.00'
STOCKADE FENCE

WIRE FENCE

PROPOSED 10' W
BIT. CONC. DRIVEWAY

PROPOSED
RETAINING WALLS
MAX 4' HEIGHT

N/F
WACH

N/F
KYAUBADOE

N/F
LOWBARD

**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:

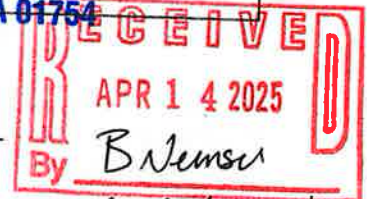
TOWN OF MAYNARD

APR 14 2025

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



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



Paul Check # 2789

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 30-32 WALNUT ST.

Characteristics of Property: Lot Area 0.25 ACRES Present Use RESIDENTIAL

Assessor's Map # 0150 - 0008 - 0364.0 Parcel # _____ Zoning District GR

Name of Petitioner Daniel Cormier Phone # 978-897-0195

Mailing Address 30 WALNUT ST

E-mail Address dan@handyforhire.com

Name of Owner _____ Phone # _____
(If not Petitioner)

Mailing Address _____

Petition is for
(Check One)

☐	An Appeal from the Decision of the Building Commissioner
☐	A Variance
☒	A Special Permit
☐	Other (Please Specify) _____

Applicable Section of the Zoning By-Laws: 8.3.6, 8.3.7, 8.3.3

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

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

Signature of Petitioner (or representative) _____

Address (if not Petitioner) _____

Telephone Number 978-897-0195

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.

Hello Panel,

My name is Daniel Cormier and I operate Handy for Hire. I've lived in Maynard roughly 36 years, owned this, my only home for now 31 years and have operated my business at this location for 22 years. I am essentially the village "fix-it" guy as an outstanding talent receiving 5 star reviews consistently. I've actively cared for the aging up an down Walnut St. namely Millie Hodgess, Peter Parazzo, Bob Manasian a WW2 veteran, and Tony and Bunny Maria to the largest extent next door at 34 Walnut while still offering friendly help to existing neighbors in need who wish not to be made known or considered elderly yet. My original vehicle I operated for 18 years and accumulated 130k miles for an average of 7,200 miles annually. It's replacement is averaging 4,600 miles annually partly due to using Butler Lumber far more over big box stores that helped foster the business. This is relevant because it illustrates that all of this work is local and increasingly more so over time. The way I've operated has changed very little since inception. The allowed primary vehicle goes out in the morning and returns each day with varying amounts of debris that is created which, part of the service is to leave the property clean. Because I am only small jobs this might be only, the old closet hardware, an old storm door, old interior trim and cuts or truly most often no debris at all. That debris is then put into a truck that negates the need for a dumpster service and it's primary purpose is to run to the dump every 2-3 months. The truck has never had dumping capacity so that means that it is filled in an orderly fashion. Storm doors, sheets of stock and such standing on the left, long slim stick type items along the right. All small and dusty debris is bagged and placed at the front of the bed and all short stock is collected at the tail. This all makes off-handling all of the items lightening fast and easy. Short debris gets kicked off first, panels second, trash bags next and long stock last. There is never ever any food involved or anything dusty or carries an odor that I, more than anyone forbids. I as well have to add that all is covered with a dot required tarp at all times. It is an essential part of my business which clocks an average in the past of 700 miles per year and I'd venture more recently even less. There is extremely low traffic impact from this vehicle. I do have a third vehicle that could not possibly have less impact as a commercial vehicle and that is my Japanese KEI truck. It's smaller than a 70's vw bug but has become a formidable tool in my arsenal to further economy and reduce operation of the other vehicles. It comes and goes in near perfect silence, for meets with customers and acquire supplies. It is the epitome of low impact and high efficiency and only brought into service under two years past.

Other items pertinent to the purpose of this hearing is the use of a small spraying apparatus that fits in the back of the KEI truck. As small as that truck is it only takes up a third of the bed, it stays in the truck from spring to fall and is removed, winterized and stored over the winter. So I am asking the Zoning board of appeals for these items

One: Being the secondary vehicle and dump runner (in lieu of allowed dump trailers)

Two: Being the Japanese mini truck

All three will have markings.

Three: The allowance of the 25 gallon spraying equipment unit.

Four: Would be the allowance of an existing 8x20 shelter moved to within setback limits and

Five: Which has not been yet discussed but in all of my 22 yrs in bus., 31 residing, this town has never once heard voice of any discontentment. My request here is that in creating a small job business from scratch requires an all in approach to endure the painful challenges. My childhood experience was growing up around a family business that was the neatest and cleanest gas station/repair shop you've ever seen. This is where my exceptional repair talents and neat habits began to blossom. I became an ASE master certified technician and upon the purchase of my one and only property and gained employment at Concord Chrysler (6 months) then 3 years at

Swanson Pontiac where I was placed behind the service desk due to my exceptionally neat and professional appearance habits. I am now 60 years of age at this point and do not create work out of joy but apply my abilities and expertise to my benefit and savings is and has always been a key part of my survival. I work a full week and Saturday is typically the time I use. I'll lay out the needed items quietly and wait for a reasonable time and most often it's only a small part of the day. I kindly ask that I be allowed to maintain only my own business vehicles as I have for 22 years. I don't find it fun, I do it because the financial savings are more than significant. I also don't plan to keep this up forever. My increasing age is pushing me away from these activities more and more.

So to clarify I am requesting the last permit which: is to be allowed a special permit for the ability to continue as I have for 22 years without issue during the hours of 9-5 that will only occur sporadically and infrequently as needs arise.

As an aging 36 year resident who has given physically with all I have over a long working career and now emerging as the needy elderly neighbor who doesn't move or get up like I used to. I was hoping to close out my experience at this residence with a perfectly neat and more marketable property fueling my retirement era. I've been called to this hearing the height of the chaos of reshaping the rear of this property to create the quiet and neat greenspace it has never been since originally built in 1880. Eliminating the rear parking necessity that has robbed my children of a place to play ball or adults to relax outdoors without vehicles. Future parking to emulate literally every other house on the street. Being allowed these considerations enables me to complete this work. The dump runner especially in acquiring rocks, bark mulch, loam, plantings etc.

One last late addendum to this is to address an accusation that I'm performing my primary handyman activities at my address, What little I may have done can certainly be averted to be conducted at each job site location. It has been so little that it is practically insignificant impact to me.

Thank You in advance for your time and consideration.

Dan Cormier
30-32 Walnut St.
Maynard, Ma

30-32 WALNUT \$
10,889 S.F.±.
0.2500 AC.±

EXISTING
2.5 STORY
W/F DWELLINGS
#30-32

15A-00A

REVISED

25

TEMP

100

BU:HF:93

343

ROCKS FILE

ಪ್ರಾಚೀನ ಚರಿತ್ರೆ

FOR THE

1841X741. — STONING









VEHICLE MILEAGE

1997 Ford Stake Body

<u>Inspection Date</u>	<u>Mileage</u>	<u>Difference</u>	<u>Timeframe</u>	<u>Average</u>
08/31/17	94,134 mi			
10/31/17	94,261 mi	127 mi	2 years	
07/10/20	96,105 mi	1,844 mi	3 years	AVG. 615 miles annually
06/09/23	99,884 mi	3,779 mi	3 years	AVG. 1,259 miles annually



Vehicle Inspection Report



Please Review This Important Information

Your vehicle has FAILED its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST. Here is what you need to do now:

- Fix safety defects immediately. Do not drive your vehicle until repairs are made.
- Have your repaired vehicle re-tested within 60 days of your initial inspection. The first re-test is free at the original inspection station during this period.
- If your vehicle does not pass a re-test within 60 days of its initial inspection, RMV may suspend your registration.
- Keep a copy of this Report with the vehicle as required by the Federal Motor Vehicle Safety Regulations for inspection, Repair and Maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehiclecheck or call the Motorist Hotline at 1-866-941-6277. The Hotline is staffed from 7 a.m. to 5 p.m. Monday, Wednesday, Friday, and Saturday, and from 7 a.m. to 8 p.m. on Tuesday and Thursday.

Overall Result: Fail

Vehicle Information		Station Information	
Safety Result	Fail	Name: MORTIMER LLC, D/B/A 495 TRUCK (	
Emissions Result	N/A	Address: 400 SOUTH STREET	
Test Date	8/31/2017	MARLBORO, MA 01752	
Test Time	11:18:17AM	508-460-9898	
Test Type	Regular		
Slicker Number	182217873		
Inspection Type	Initial		
Inspection Count	1		
See Page 2 of this report for: Commercial Vehicle Safety Results			
Odometer	94134	Station Number	PB050655
GWR	16000	Workstation Number	ST001808
Fuel Type	Gasoline	Inspector Number	*****8802
Model	F-450	Test Fee	\$100.00
Year / Make	1997 FORD	Shop Hourly Rate	\$35
Vehicle Type	Truck	Time Spent	1.9
Plate Type/State	CON / MA		
License Plate	L69810		
VIN	3FELF47G0VMA40824		



Vehicle Inspection Report

Commonwealth of Massachusetts Motor Vehicle Inspection and Maintenance Program

Please Review This Important Information

Your vehicle has PASSED its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST. The results are summarized in this report.

Keep a copy of this Report with the vehicle, as required by the Federal Motor Vehicle Safety Regulations for Inspection, Repair and Maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehiclecheck or call Customer Service at 1-844-358-0135. Customer Service is staffed from 7 a.m. to 5 p.m. Monday, Wednesday, Friday, and Saturday, and from 7 a.m. to 8 p.m. on Tuesday and Thursday.

Overall Result: PASS

Safety Result	PASS
Emissions Result	N/A
Start Test Date/Time	7/10/2020 3:10 PM
End Test Date/Time	7/10/2020 3:22 PM
Test Type	Regular
Sticker Number	213626996
Inspection Type	Initial
Inspection Counter	1

Vehicle Information

VIN	3FELF47G0VMA40824
License Plate	L69810
Plate Type/State	CON / MA
Vehicle Type	TRUCK
Year / Make	1997 Ford
Model	F-450
Fuel Type	GASOLINE
Engine Cyl / Size	8 / 7.5L
GVWR	16000
Odometer	96105

Station Information

RICKYS SALES & SERVICE	260 NEW LANCASTER RD	LEOMINSTER	MA
Station Number	(978) 534-0120		
Workstation Number	MAW00000724	Inspector Number	*****1615

See Page 2 of this report for:
Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$15.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$50.00

VIR Number



Scan to visit website



Vehicle Inspection Report

Commonwealth of Massachusetts Motor Vehicle Inspection and Maintenance Program

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Keep a copy of this Report with the vehicle, as required by the Federal Motor Vehicle Safety Regulations for Inspection, Repair and Maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehiclecheck or call Customer Service at 844-358-0135. Customer Service is staffed from 7 a.m. to 5 p.m. Monday through Friday and from 7 a.m. to Noon on Saturday.

Overall Result: PASS

Vehicle Information

Station Information

Safety Result	PASS	VIN	3FELF47G0VMA40824	RICKYS SALES & SERVICE	260 NEW LANCASTER RD	LEOMINSTER	MA
Emissions Result	N/A	License Plate	L69810	CON / MA	TRUCK	(978) 534-0120	
Start Test Date/Time	6/9/2023 1:01 PM	Plate Type/State	1997 Ford	F-450	Model	Station Number	PB005261
End Test Date/Time	6/9/2023 1:07 PM	Year / Make	GASOLINE	8 / 7.5L	Fuel Type	Workstation Number	MAW00001777
Sticker Number	247048311	Engine Cyl / Size	GVWR	16000	Odometer	Inspector Number	*****5131
Test Type	Regular						
Inspection Counter	1						
Inspection Type	Initial						
Inspection Counter	1						

See Page 2 of this report for:
Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$95.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$130.00

VIR Number



Scan to visit website:



VEHICLE MILEAGE

2016 Ford Van

<u>Inspection Date</u>	<u>Mileage</u>	<u>Difference</u>	<u>Timeframe</u>	<u>Average</u>
11/30/22	46,661 mi			
11/29/23	50,990 mi	4,329 mi	1 year	4,329 miles
10/22/24	55,152 mi	4,162 mi	1 year	4,162 miles

Vehicle Inspection Report



Please Review This Important Information

Your vehicle has PASSED both its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST and its EMISSIONS TEST.

The results are summarized in this report. Keep a copy of the inspection documents with the vehicle as required by the Federal Motor Vehicle Safety Regulations for inspection, repair and maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehicheck or call Customer Service at 844-358-0135. Customer Service is staffed from 7 a.m. to 5 p.m. Monday through Friday and from 7 a.m. to Noon on Saturday.

Overall Result: **PASS**

Safety Result	PASS	VIN	1FDWE4FL4GDC17859	RICKY'S SALES & SERVICE
Emissions Result	PASS	License Plate	V86238	260 NEW LANCASTER RD
Start Test Date/Time	11/30/2022 10:58 AM	Plate Type/State	CON / MA	LEOMINSTER MA
End Test Date/Time	11/30/2022 11:06 AM	Vehicle Type	TRUCK	(978) 534-0120
Test Type	Regular	Year / Make	2016 Ford	
Sticker Number	238040024	Model	E-Series Chassis	Station Number
Inspection Type	Initial	Fuel Type	FLEXIBLE	Workstation Number
Inspection Counter	1	Engine Cyl / Size	8 / 5.4L	Inspector Number
		GVWR	14000	
		Odometer	46661	

See Page 2 of this report for:

Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$95.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$130.00

On-Board Diagnostic (OBD) Results		OBD Readiness Monitor Results		OBD Additional Data	
Tampering Check	PASS	Catalyst	READY	Miles Since Code Clearing	4964
Connector Result	PASS	Catalyst Heater	UNSUPPOTED	Warm-Ups Since Code Clearing	255
RPW Result		Evaporative System	READY	Pin 16 Voltage	14.3
Key-On BulbCheck	N/A	Secondary Air System	UNSUPPOTED		
Engine-Running Bulb Check	N/A	A/C System	UNSUPPOTED		
Scan Tool Check	N/A	Oxygen Sensor	READY		
Communication Result	PASS	Oxygen Sensor Heater	READY		
Mil Status Result	PASS	EGR and/or VVT System	UNSUPPOTED		
Readiness Result	PASS			OBD Permanent Fault Codes	

VIR Number



Scan to visit website:





Vehicle Inspection Report

Commonwealth of Massachusetts Motor Vehicle Inspection and Maintenance Program

Please Review This Important Information

Your vehicle has PASSED both its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST and its EMISSIONS TEST.

The results are summarized in this report. Keep a copy of the inspection documents with the vehicle as required by the Federal Motor Vehicle Safety Regulations for inspection, repair and maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehiclecheck or call Customer Service at 844-358-0135. Customer Service is staffed from 7 a.m. to 5 p.m. Monday through Friday and from 7 a.m. to Noon on Saturday.

Overall Result: PASS

Vehicle Information		Station Information	
SAFETY RESULT	PASS	VIN	1FDWE4FL4GDC17859
EMISSIONS RESULT	PASS	LICENSE PLATE	V86238
START TEST DATE/TIME	11/29/2023 1:03 PM	PLATE TYPE/STATE	CON / MA
END TEST DATE/TIME	11/29/2023 1:13 PM	VEHICLE TYPE	TRUCK
TEST TYPE	Regular	YEAR / MAKE	2016 Ford
STICKER NUMBER	243764505	MODEL	E-Series Chassis
INSPECTION TYPE	Initial	FUEL TYPE	FLEXIBLE
INSPECTION COUNTER	1	ENGINE CYL / SIZE	8 / 5.4L
		GWR	14000
		ODOMETER	50990

See Page 2 of this report for:
Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$95.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$130.00

On-Board Diagnostic (OBD) Results		OBD Readiness Monitor Results		OBD Additional Data	
Tampering Check	PASS	Catalyst	READY	Miles Since Code Clearing	READY
Connector Result	PASS	Catalyst Heater	UNSUPPOTED	Warm-Ups Since Code Clearing	UNSUPPOTED
RPM Result	PASS	Evaporative System	READY	Pin 16 Voltage	14.4
Key-On BulbCheck	N/A	Secondary Air System	UNSUPPOTED		
Engine-Running Bulb Check	N/A	A/C System	UNSUPPOTED		
Scan Tool Check	N/A	Oxygen Sensor	READY		
Communication Result	PASS	Oxygen Sensor Heater	READY		
MIL Status Result	PASS	EGR and/or VVT System	UNSUPPOTED		
Readiness Result	PASS				
OBD Permanent Fault Codes		OBD Diagnostic Trouble Codes			





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Vehicle Inspection Report

Please Review This Important Information

Your vehicle has PASSED both its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST and its EMISSIONS TEST.

The results are summarized in this report. Keep a copy of the inspection documents with the vehicle as required by the Federal Motor Vehicle Safety Regulations for inspection, repair and maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehiclecheck or call Customer Service at 844-358-0135. Customer Service is staffed from 7 a.m. to 5 p.m. Monday through Friday and from 7 a.m. to Noon on Saturday.

Overall Result: PASS

Vehicle Information		Station Information	
Safety Result	PASS	VIN	1FDWE4FL4GDC17859
Emissions Result	PASS	License Plate	V86238
Start Test Date/Time	10/22/2024 4:15 PM	Plate Type/State	CON / MA
End Test Date/Time	10/22/2024 4:27 PM	Vehicle Type	TRUCK
Test Type	Regular	Year / Make	2016 Ford
Sticker Number	255920056	Model	E-Series Chassis
Inspection Type	Initial	Fuel Type	FLEXIBLE
Inspection Counter	1	Engine Cyl / Size	8 / 5.4L
GWR	14000	Inspector Number	MAW00000724
Odometer	55152	Station Number	PB005261

See Page 2 of this report for:
Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$115.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$150.00

On-Board Diagnostic (OBD) Results		OBD Readiness Monitor Results		OBD Additional Data	
Tampering Check	PASS	Catalyst	READY	Miles Since Code Clearing	13455
Connector Result	PASS	Catalyst Heater	UNSUPPOTED	Warm-Ups Since Code Clearing	255
RPM Result	PASS	Evaporative System	READY	Pm 16 Voltage	13.9
Key-On BulbCheck	N/A	Secondary Air System	UNSUPPOTED		
Engine-Running Bulb Check	N/A	A/C System	UNSUPPOTED		
Scan Tool Check	N/A	Oxygen Sensor	READY		
Communication Result	PASS	Oxygen Sensor Heater	READY		
MIL Status Result	PASS	EGR and/or VVT System	UNSUPPOTED		
Readiness Result	PASS				
		OBD Permanent Fault Codes		OBD Diagnostic Trouble Codes	

VIR Number



Scan to visit website:



Tonight's Zoning Board of Appeals Meeting

From Pamela Schweppe <pcss1754@gmail.com>

Date Mon 8/25/2025 10:33 AM

To OMS OMS <oms@TownofMaynard.net>

You don't often get email from pcss1754@gmail.com. [Learn why this is important](#)

Hello.

I am officially an abutter of the Walnut Street property on the Zoning Board of Appeals' agenda tonight. A scheduling conflict prevents me from attending the meeting, but I would like to offer my strong support of Daniel and Denise Cormier and their business, Handy for Hire. They are wonderful neighbors and a credit to the neighborhood. I'm very glad they live nearby and would hate to see anything negative happen to them. I would be on Zoom tonight to say so in person if I could. If there is anything else I can do or say on their behalf, please let me know.

Sincerely,
Pamela Schweppe
8 Summit Street

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Setback Violation

From Cody Mack <codytylermack@gmail.com>

Date Mon 7/28/2025 8:05 AM

To Bill Nemser <bnemser@TownofMaynard.net>; Zoe Piel <zpiel@townofmaynard.net>; Richard Asmann <rasmann@TownofMaynard.net>

To the Town of Maynard,

Before I make this report, I'd like to provide a background with dates to show how long problems can continue.

January 5th 2023 -- I inquired with Richard Asman on the definition of a "structure" and what the setback of a carport shelter would be. Richard's response, "Same as a building. Setbacks are for structures. Attached to the house, a carport would be subject to the same as the house, measured to supports with a 2-foot roof allowance into the setbacks."

As you are aware, 30-32 walnut St. is in a GR residential zoning district in the Town of Maynard. And based on the certified town mailing that I received, I was made aware and invited to a Board of Appeals meeting discussing a **Accessory Home Based Business (Type-B)** operating out of said residence but also the allowance of additional vehicles on the property for both business and overnight parking.

My response to the past hearing,

"It looks like they have since removed the excavation service from their website. In addition, based on the Handy for Hire LLC business website (home) page it states, "It would be a mistake not to check out our other company at dirtanduglyhouses.com"

I deliver this information for review before the Zoning Board of Appeal makes a decision on this Special Permit. It is unclear if there are (1) or (2) businesses and how many commercial vehicles comply with the town laws. I appreciate the government oversight and I make my concerns with the knowledge of the homeowner willfully making past setback and permitting violations."

I also saw a copy of Daniel Cormier's appeal on the town website, a letter to the board of appeals with a surveying map which showed a tent **moved in red pen**. I assumed this was a requirement by the town, in part to my complaint but also a review of the property done by town officials. A perfect time to right a wrong is when you need a special permit from the town, right?

As they say you can't fit a square peg in a round hole. People can also skew or take advantage of a law or ignore them all together. Since the date of the hearing there has been some activity but the end goal is unknown. It appears that he outgrew his property and for the most part this is because of his **business**. Especially when you're not using the majority of the land for residential activity but for commercial park, turn around and business related storage. If the exposed dirt was asphalt, this would undoubtedly be a commercial lot. Whether his board of appeals was approved or he's working toward

it -- this is still a concern.

Dan has been noisy almost every weekend since the hearing. Something you would expect from a commercial lot during weekday business hours. Whether it's the audio system mounted on the side of his house with volumes near state limits, chainsaws, tractor idling and moving stuff around, slamming, throwing, dropping metal, hammering, cutting, digging, plowing dirt. You should know what your neighborhood deals with on a regular basis.

Much of the change has been abstract and I sit here writing this confused. He recently erected a fence perpendicular to the property line. This was done, based on my understanding, to block what was behind it. Yet, he excavated a large part of his property over 2 years ago and the project is sitting vacant right in front of this new fence. Regardless of whether he had the right to cut in what would be a driveway, this excavation was without **proper consideration, planning, approval and execution** and now a couple large trees standing with roots exposed causing hazard to my house, my family, and the public.

So finally, I write to report two setback violations involving two carports on the 30-32 Walnut St. residence that stand within the setback zone. Again, this possible setback violation dates back to January 2023. One tent moved several times and recently one was moved out of the setback, then removed completely, then just yesterday a NEW tent was added close to the property line. Again, I simply cannot find reason in the madness. **I ask the town to enforce the bylaws and setbacks and get this corrected as soon as possible.**

Best,
The 34 Walnut residence

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