



Town of Maynard Zoning Board of Appeals

Monday, December 22, 2025 at 7PM

Paul Scheiner, Chair

Posted by: Zoe Piel, Assistant Planner

This Agenda is subject to change.

This meeting will be conducted remotely via Zoom video.

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

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

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

Meeting ID: 879 3189 7725 Passcode: 515693

Questions may be emailed to: OMS@townofmaynard.net

1. Public Hearing: 5 Grant Street

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

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

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

Documents:

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

2. Public Hearing: 6 Guyer Road

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

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

Documents:

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

2.I. Additional Documents

Documents:

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

3. October 20, 2025 Meeting Minutes

Documents:

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

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

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

- Special Permit: \$250 - Paid #127
- Variance: \$250
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150

Clerk Stamp:

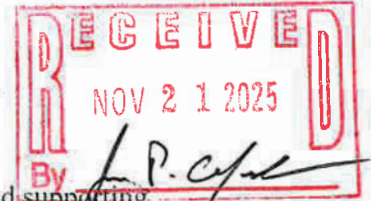
TOWN OF MAYNARD

NOV 25 2025

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



**ZONING BOARD OF APPEALS
APPLICATION NUMBER: ZBA 2506
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. 10:59 am

Address of Property 5 Grant St.

Characteristics of Property: Lot Area 4675 Present Use Private Single family residence

Assessor's Map # 15 Parcel # 253 Zoning District GR

Name of Petitioner Eliza Jane M. Bemis Phone # 978-807-6977

Mailing Address 5 Grant St. Maynard, MA 01754

E-mail Address Liza @ Hutchinsfarm.com

Name of Owner _____ Phone # _____

(If not Petitioner)

Mailing Address _____

Petition is for
(Check One)

<input type="checkbox"/>	An Appeal from the Decision of the Building Commissioner
<input type="checkbox"/>	A Variance
<input checked="" type="checkbox"/>	A Special Permit
<input type="checkbox"/>	Other (Please Specify) _____

Applicable Section of the Zoning By-Laws: Special Permit - Section 4.1

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

see attached sheet

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 _____

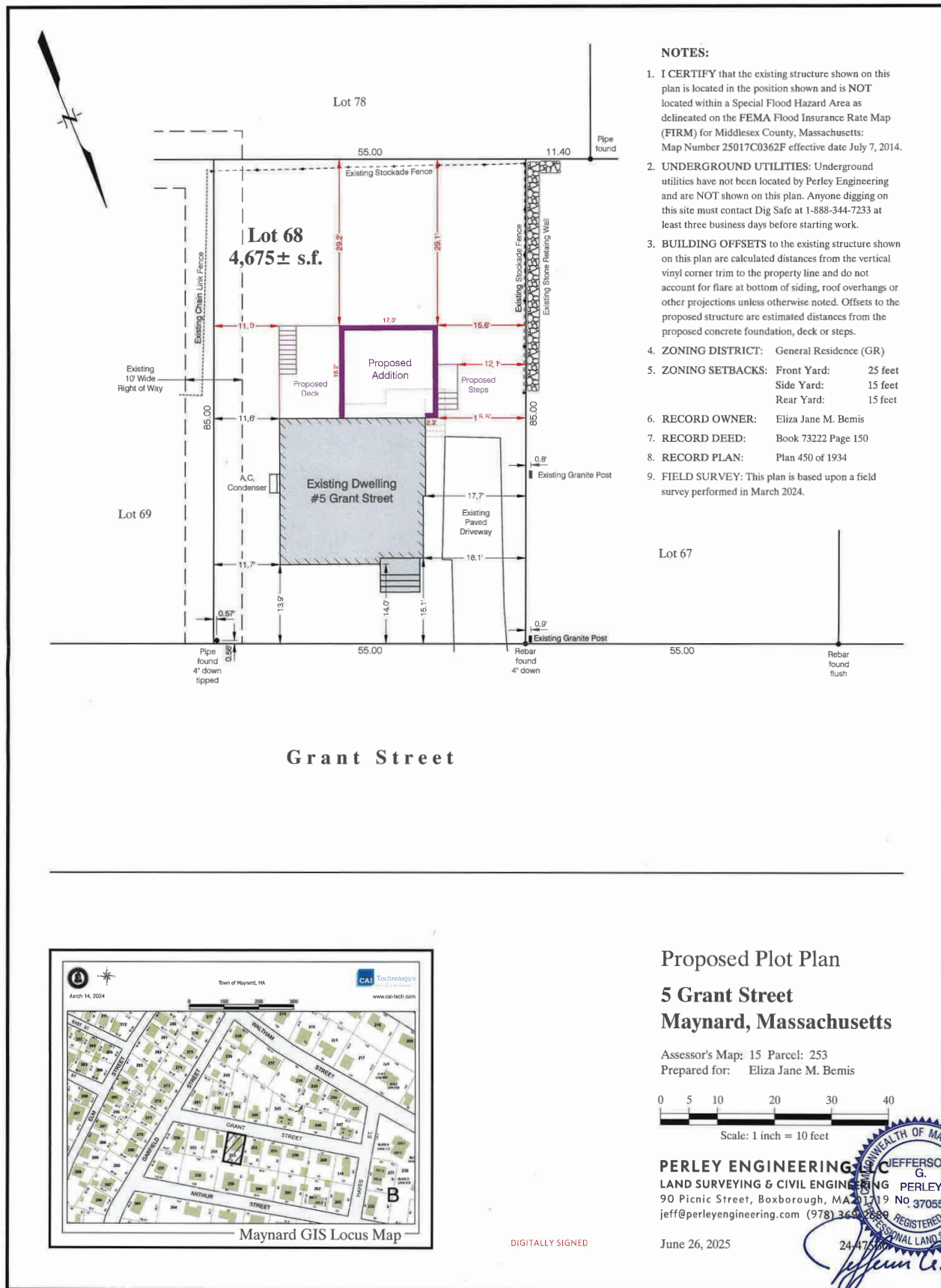
Signature of Owner, if other than Petitioner _____

The subject property, 5 Grant Street, Maynard, MA 01754, is a pre-existing nonconforming single-family dwelling on a nonconforming lot in the General Residence (GR) zoning district. The structure is nonconforming due to insufficient front setback (25 feet required, 13.9 feet provided); and east side setback (15 feet required, 11.6 feet provided). The lot is also nonconforming due to insufficient frontage (75 feet required, 55 feet provided); lot width (70 feet required, 55 feet provided); and lot area (7,000 square feet required, 4,675 square feet provided).

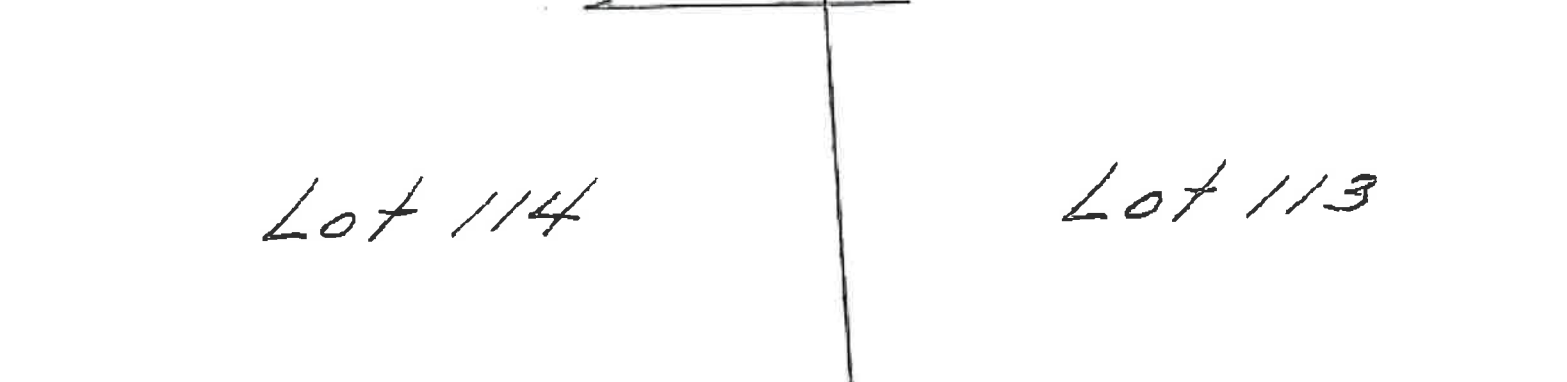
We request a Special Permit under Section 4.1 of the Zoning By-Laws for a proposed deck that would extend but not exacerbate the pre-existing nonconforming east side setback (15 feet required, 11.6 feet provided). We believe this change will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The house's east side is currently eleven and six tenths (11.6) feet from the property line, but because the house is not perfectly parallel to the property line, extending the deck straight back off the house will bring the end of the deck closer to the property line by one tenth of a foot.

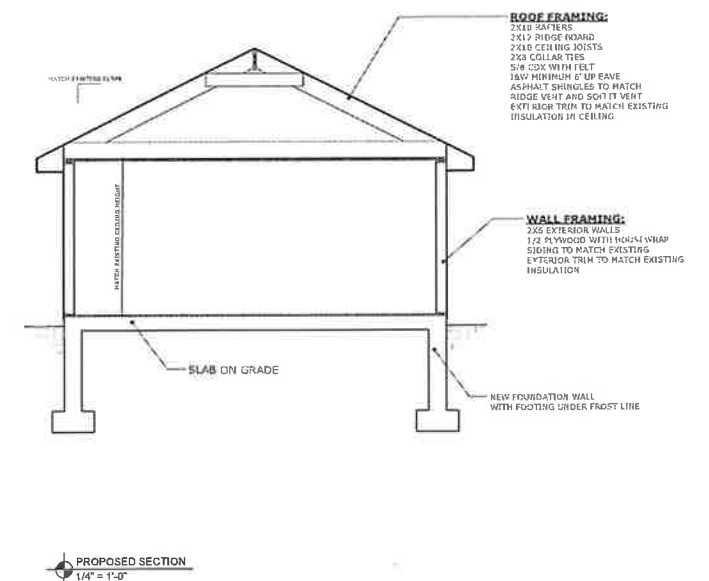
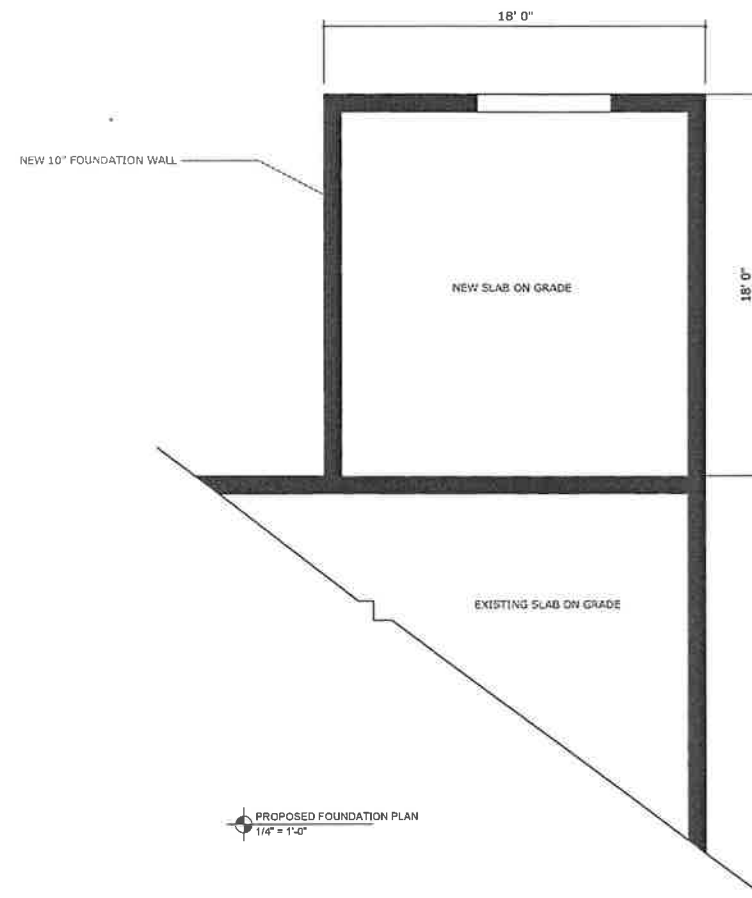
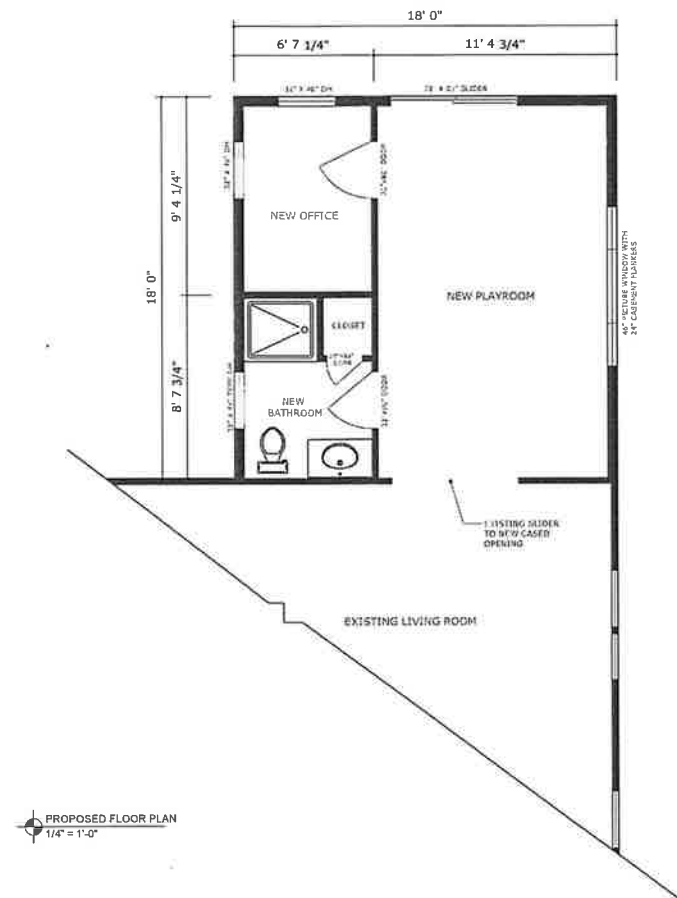
The house was built around 1903 and is in character with the surrounding neighborhood. This requested change we believe would be in harmony with the surrounding houses. It will continue to be used as a single-family private residence.

So, in conclusion: We request a Special Permit under Section 4.1 of the Zoning By-Laws for a proposed deck that would extend the pre-existing nonconforming east side from the requirement of fifteen (15) feet to eleven and a half (11.5) feet.



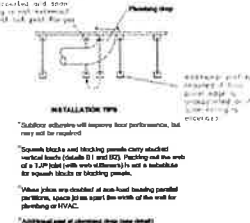
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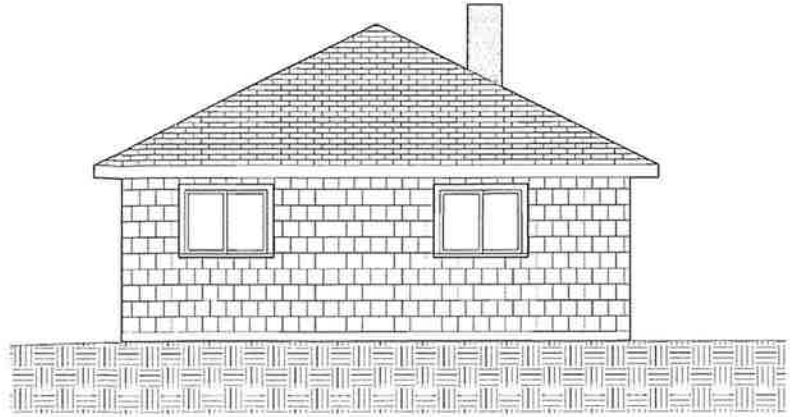
SIMPSON
Strong-Tie



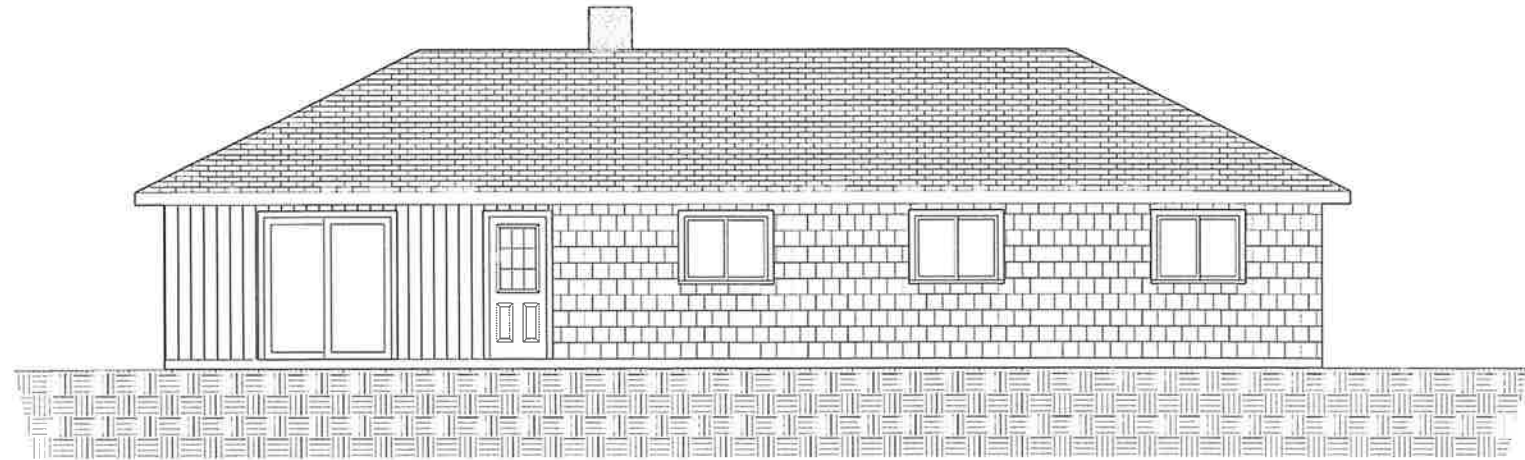
Arlington Coal & Lumber 41 Park Avenue Arlington, MA 02476 PHONE 603-634-0101 FAX 603-634-0101 www.arlcoal.com	
Sudbury Lumber Company 28 Union Avenue Sudbury, MA 01775 PHONE 508-533-1488 FAX 508-534-0410 www.sudburylumber.com	
Wilmington Builders Supply 324 Main Street Wilmington, MA 01897 PHONE 508-234-6508 FAX 508-237-5444 www.wilmingtonbs.com	
Chelmsford Lumber Company 201 Boston Rd Chelmsford, MA 01824 EMAIL: arl@chelmco.com PHONE: 978-244-6272 www.chelmsfordlumber.com	
THIS DRAWING IS BASED ON: Architectural Drawings Created by:	
N/A	
DESCRIPTION: CEILING AND ROOF FRAMING 6 GUYRE ROAD MAYNARD MA	
DATE:	
REV: BY:	
1	
2	
3	
4	
SCALE: 1/4" = 1'-0"	
DATE: 10/21/2025	
DRAWN BY: AS	
Job Number: N/A	
Sheet: 1 of 1	



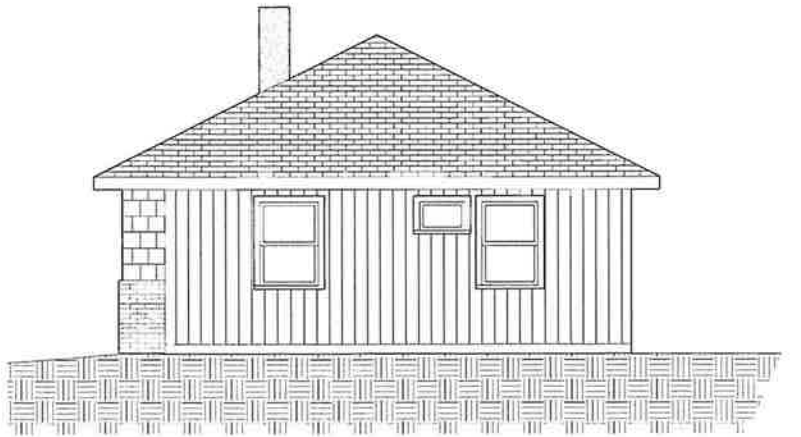
EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING LEFT ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"



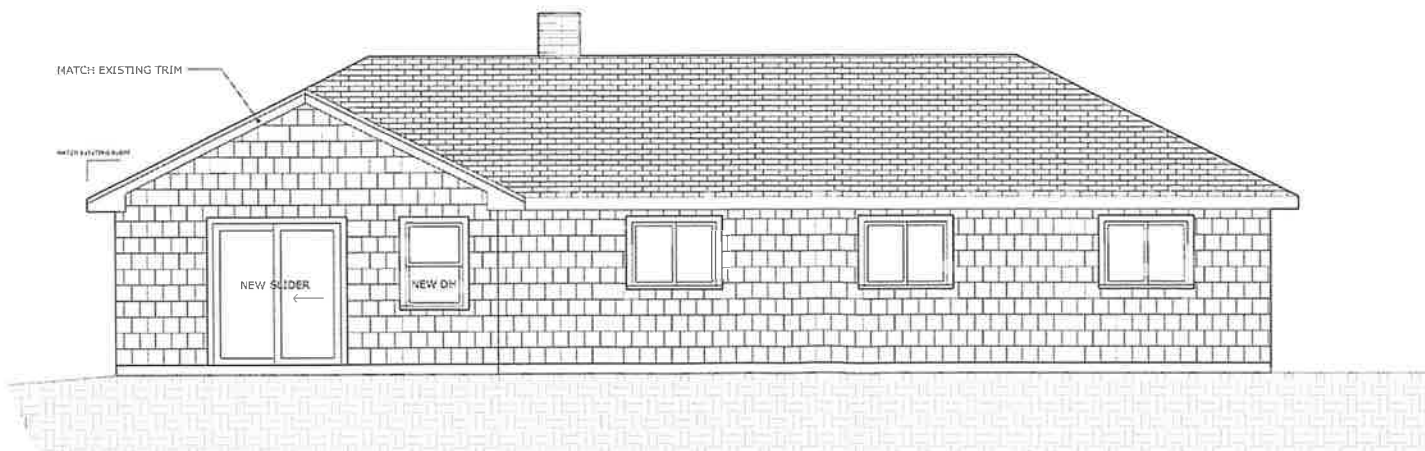
EXISTING RIGHT ELEVATION
1/4" = 1'-0"



PROPOSED FRONT ELEVATION
1/4" = 1'-0"



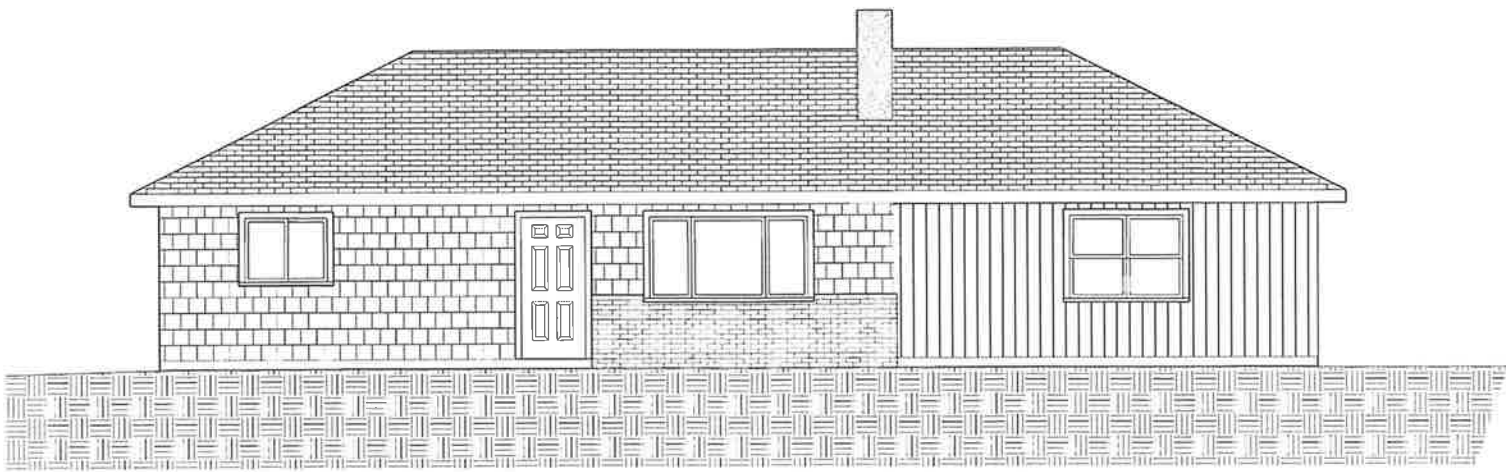
PROPOSED LEFT ELEVATION
1/4" = 1'-0"



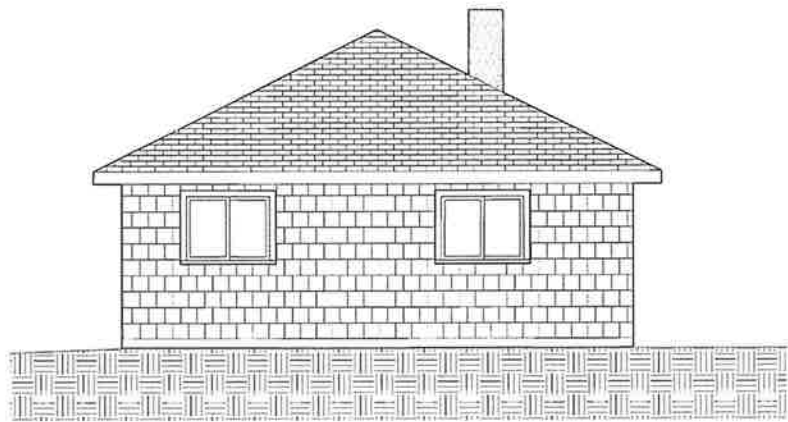
PROPOSED REAR ELEVATION
1/4" = 1'-0"



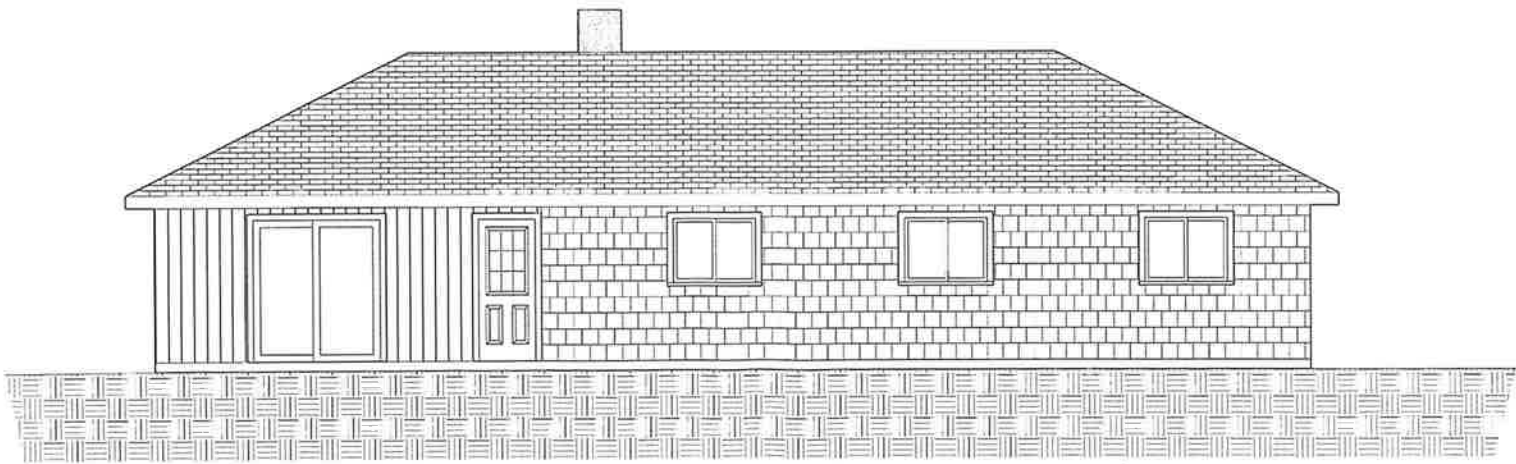
PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



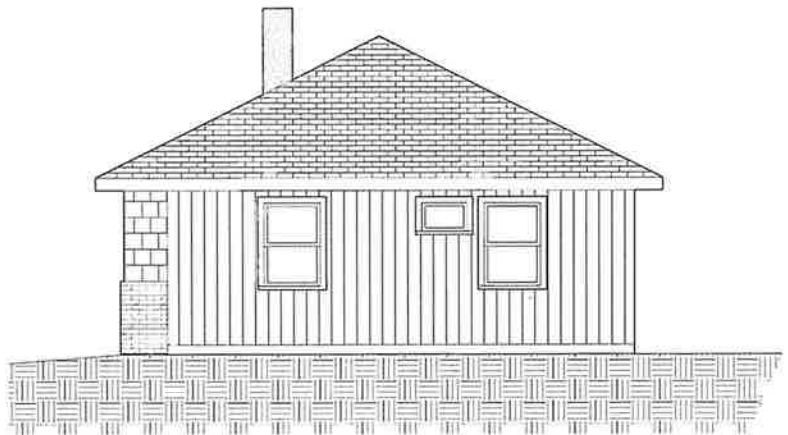
EXISTING FRONT ELEVATION
1/4" = 1'-0"



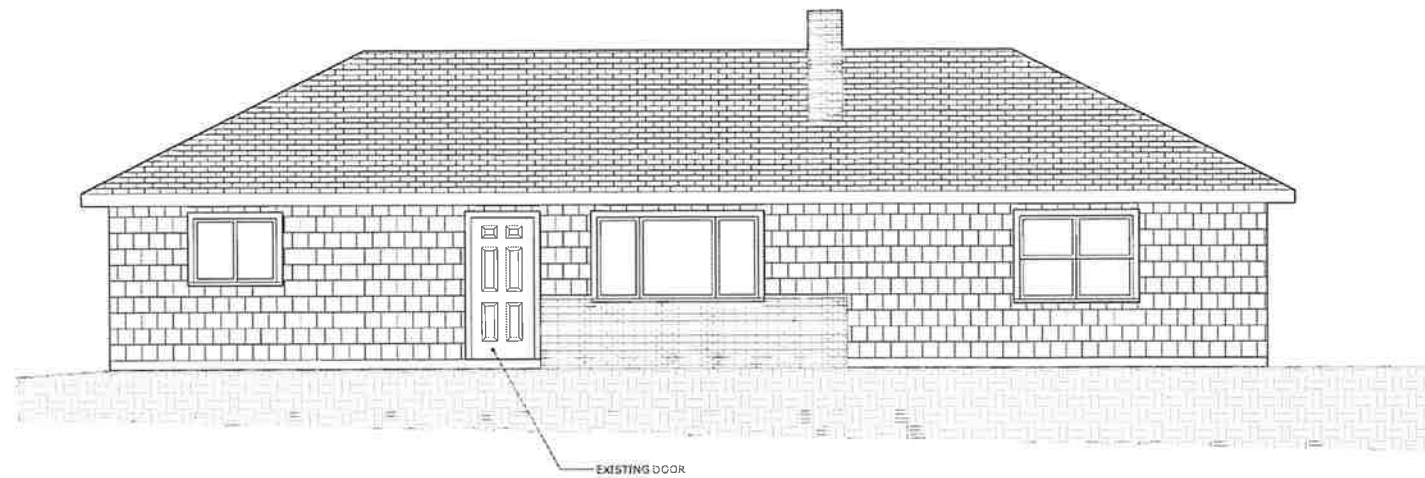
EXISTING LEFT ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"



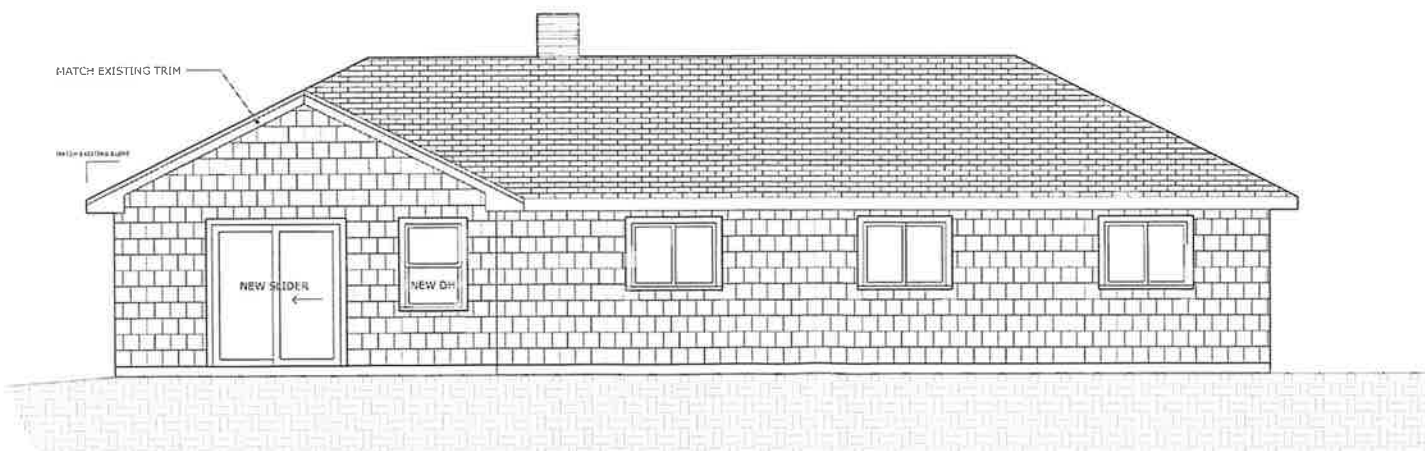
EXISTING RIGHT ELEVATION
1/4" = 1'-0"



PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED LEFT ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

Application Fees (Not Including Advertising and Mailing Costs):

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

Clerk Stamp:

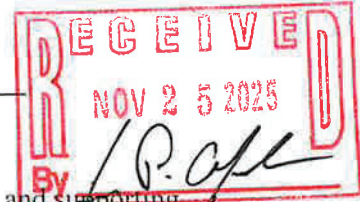
TOWN OF MAYNARD

NOV 25 2025

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



**ZONING BOARD OF APPEALS
APPLICATION NUMBER: ZBA 2507
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.

Parcel #: Chase 555

Address of Property 6 Guyer Rd, Maynard MA, 01754

Characteristics of Property: Lot Area 10,019ft Present Use Residential

Assessor's Map # _____ Parcel # 52 Zoning District S1

Name of Petitioner Alexandria Carlson Phone # 603-397-9085

Mailing Address 6 Guyer Rd, Maynard MA, 01754

E-mail Address trombley.a.1994@gmail.com

Name of Owner same as petitioner Phone # _____
(If not Petitioner)

Mailing Address _____

Petition is for
(Check One)

<input type="checkbox"/>	An Appeal from the Decision of the Building Commissioner
<input checked="" type="checkbox"/>	A Variance
<input type="checkbox"/>	A Special Permit
<input type="checkbox"/>	Other (Please Specify) _____

Applicable Section of the Zoning By-Laws: _____

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

Please see attached

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

Signature of Petitioner (or representative) Alexandria Carlson

Address (if not Petitioner) _____

Telephone Number _____

Signature of Owner, if other than Petitioner _____

6 Guyer Road - Nature and Justification of Petition for Variance

Petitioner: Alexandria Carlson

Background

Maynard's zoning laws for zone S1 require a maximum 15% coverage of a property by structures. Our property is approximately 10,000 square feet, meaning the maximum coverage we could have within the zoning laws is 1502 square feet. We are proposing an addition that would increase our property coverage to 1583 of finished square feet, which is 0.83% more than the maximum 15% coverage by zoning laws (15.83% coverage total). The home's current rear setback is approximately 36 feet, so the addition extending 18 feet would leave a remaining setback of 18 feet, which is less than the 30 feet required by zoning laws.

Discussion of hardship and preservation of neighborhood character

Strict enforcement of the 15 percent coverage limit or the maximum rear setback would prevent any modest addition to accommodate modern living needs, including adding a second bathroom to the home. The hardship is substantial because the existing house footprint make full compliance infeasible without removing or reconstructing portions of the existing dwelling.

The addition is located in a manner that preserves open space, and is consistent with the scale of neighboring homes. Using MassGIS Property Tax Records, we downloaded a dataset including property and building sizes for all single-family, 1-story residential homes in Maynard's zone S1. 56 properties have a building coverage of more than 15% (see attached list of properties). This research supports the claim that our addition would preserve similar open space to surrounding properties, and that it would be consistent with the scale of neighboring homes.

The proposed addition would be located at the back of the home, which is unlikely to be visible from the street due to its positioning within an already fenced-in area of the property. Notably, the back of the home preserves setbacks and maintains the neighborhood character most effectively, compared to an addition on the side or front of the home.

In summary, the relief requested will not be detrimental to the public good nor substantially derogate from the intent of the zoning bylaw, which is to ensure adequate open space and maintain neighborhood character.

Personal statement

We are a growing family of 3, including my husband, myself, my 2-year-old daughter, and our son who is arriving in April, 2026. We were lucky enough (or, possibly wise enough) to purchase our home in 2017 before home price inflation, and refinanced in 2021 when interest rates were below 3%.

Knowing we wanted to expand our family and being fully aware of the limitations of our space, we spent seven months in 2025 looking for a suitable home. As two working parents with one (soon to be two) wild daycare payments, we were looking for a home within our budget that

would offer modest amenities, with a second bathroom and a bit more space for living. Given the current economy and interest rates, we were unable to find a home that met these requirements and that was within our budget, having several offers rejected.

This addition would enable us to have an affordable home, with modest, modern amenities, such as a second bathroom and living space. And, I believe this is one of Maynard's goals - to attract and support young middle-class families who want to own a home and raise a family, while other towns' homes outprice the working middle-class families in the range of hundreds of thousands of dollars. We hope Maynard is supportive of our goal to continue to raise our family here, in a home appropriate for raising our two children.

Single-family, 1-story homes in Maynard's S1 zone with lot coverage over 15%

Lot size (square feet)	Address	Building/residential area (square feet)	Percent lot coverage (%)
4792	11 FOREST ST	1180	24.6
12632	13 ELM CT	3041	24.1
5663	1 PINECREST TER	1192	21.0
10890	19 AMORY AV	2092	19.2
11326	25 AMORY AV	2170	19.2
5663	19 LINCOLN ST	1064	18.8
11761	10 REO RD	2188	18.6
12197	12 DIX RD	2208	18.1
10019	19 LORING AV	1808	18.0
10019	83 BROOKS ST	1800	18.0
10019	24 OLD MILL RD	1781	17.8
14375	2 FIELD ST	2520	17.5
11761	15 CHARLES ST	2054	17.5
10019	6 LORING AV	1744	17.4
10454	23 LORING AV	1818	17.4
6970	3 GLENHILL TER	1207	17.3
7405	1 ELMHURST RD	1254	16.9
10019	13 LORING AV	1692	16.9
10019	11 REO RD	1692	16.9
6970	19 BROWN ST	1177	16.9
5663	1 BELLEVUE TER	952	16.8
7405	4 SECOND ST	1242	16.8
10019	10 DURANT AV	1664	16.6
10019	79 BROOKS ST	1658	16.5
10454	23 REO RD	1727	16.5
10019	7 SHERIDAN AV	1634	16.3
13068	89 BROOKS ST	2130	16.3
12197	19 DIX RD	1988	16.3
10454	13 AMORY AV	1692	16.2
10019	1 O`MOORE AV	1620	16.2
10454	1 GUYER RD	1684	16.1
10019	11 HAZELWOOD RD	1613	16.1
4792	28 THIRD ST	768	16.0
7405	6 GLENVIEW TER	1184	16.0
10890	3 GLENVIEW TER	1740	16.0
10019	19 O`MOORE AV	1594	15.9
6098	13 WINTER ST	968	15.9
8276	2 SOUTH ST	1312	15.9

7405	5 WOODBINE TER	1168	15.8
10019	7 LORING AV	1572	15.7
10890	16 DANA RD	1704	15.6
13504	17 MAYFIELD ST	2100	15.6
10019	32 REO RD	1551	15.5
6970	104 WALTHAM ST	1078	15.5
13068	17 REO RD	2008	15.4
10019	26 OLD MILL RD	1534	15.3
10454	7 GUYER RD	1600	15.3
10019	9 AMORY AV	1526	15.2
10890	3 DIX RD	1653	15.2
10019	11 LORING AV	1518	15.2
10019	4 LORING AV	1518	15.2
10019	9 GUYER RD	1518	15.2
10019	1 AMORY AV	1518	15.2
7405	2 WOODBINE TER	1120	15.1
10890	23 WOOD LN	1647	15.1
7405	6 PINECREST TER	1116	15.1



November 17, 2025

6 Guyer Road

Town of Maynard, MA

1 inch = 27 Feet



www.cai-tech.com



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.

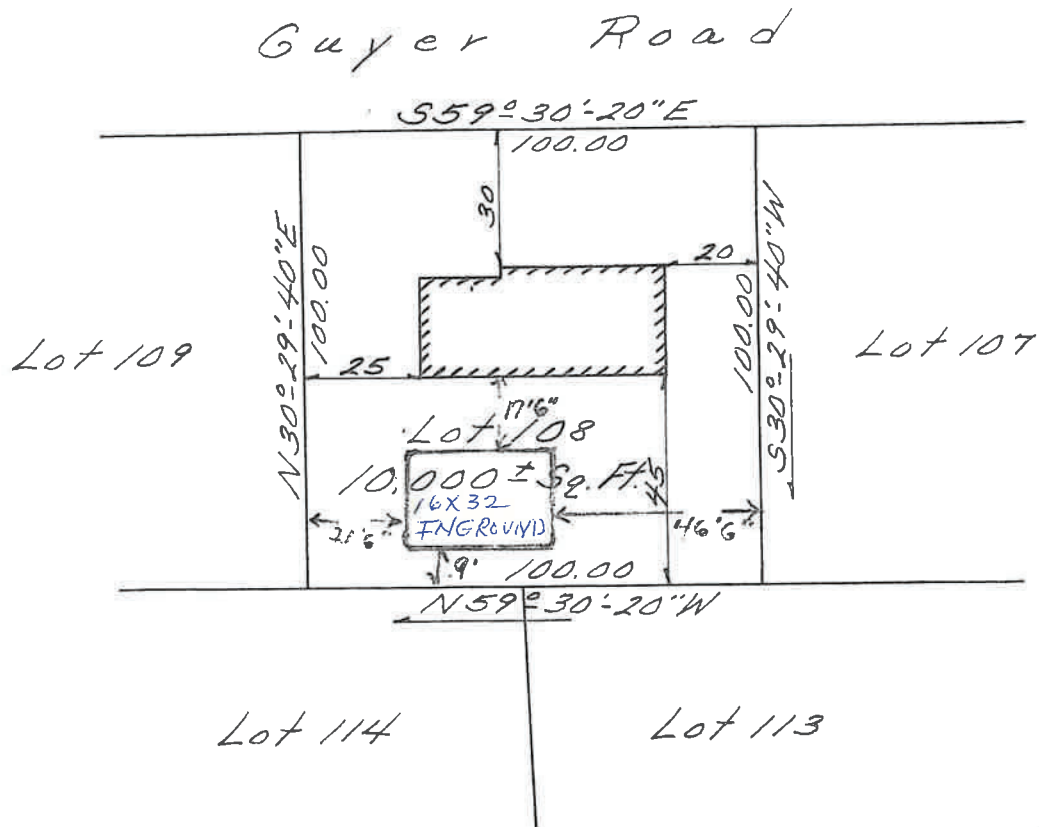
PLOT PLAN OF LAND IN
MAYNARD, MASS.

MADE FOR
C & C HOMES, INC.
Scale 1" = 40' July 1963.

Mr Lawrence Duquette
6 Gayer Rd
Maynard Mass

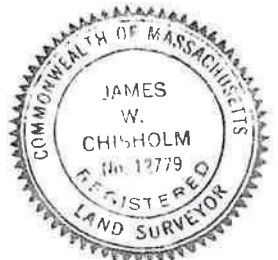
897-7961

16X32 INGROUND POOL



I hereby certify that the building shown on this plan is located on the ground as shown thereon and that it conforms to the zoning and building laws of the Town of Maynard when constructed and to restrictions of record.

Date 7/18/63 Surveyor James W. Chisholm



6 Guyer Road - Nature and Justification of Petition for Variance

Petitioner: Alexandria Carlson

Background

Maynard's zoning laws for zone S1 require a maximum 15% coverage of a property by structures. Our property is 10,000 square feet, meaning the maximum coverage we could have within the zoning laws is 1502 square feet. We are proposing an addition that would increase our property coverage to 1583 of finished square feet plus our 192 square foot unfinished shed, which totals 17.75% property coverage. The home's current rear setback is approximately 36 feet, so the addition extending 18 feet would leave a remaining setback of 18 feet, which is less than the 30 feet required by zoning laws.

Discussion of hardship and preservation of neighborhood character

Strict enforcement of the 15 percent coverage limit or the maximum rear setback would prevent any modest addition to accommodate modern living needs, including adding a second bathroom to the home. The hardship is substantial because the existing house footprint make full compliance infeasible without removing or reconstructing portions of the existing dwelling.

The addition is located in a manner that preserves open space, and is consistent with the scale of neighboring homes. Using MassGIS Property Tax Records, we downloaded a dataset including property and building sizes for all single-family, 1-story residential homes in Maynard's zone S1. 56 properties have a building coverage of more than 15% (see attached list of properties). This research supports the claim that our addition would preserve similar open space to surrounding properties, and that it would be consistent with the scale of neighboring homes.

The proposed addition would be located at the back of the home, which is unlikely to be visible from the street due to its positioning within an already fenced-in area of the property. Notably, the back of the home preserves setbacks and maintains the neighborhood character most effectively, compared to an addition on the side or front of the home.

In summary, the relief requested will not be detrimental to the public good nor substantially derogate from the intent of the zoning bylaw, which is to ensure adequate open space and maintain neighborhood character.

Personal statement

We are a growing family of 3, including my husband, myself, my 2-year-old daughter, and our son who is arriving in April, 2026. We were lucky enough (or, possibly wise enough) to purchase our home in 2017 before home price inflation, and refinanced in 2021 when interest rates were below 3%.

Knowing we wanted to expand our family and being fully aware of the limitations of our space, we spent seven months in 2025 looking for a suitable home. As two working parents with one (soon to be two) wild daycare payments, we were looking for a home within our budget that

would offer modest amenities, with a second bathroom and a bit more space for living. Given the current economy and interest rates, we were unable to find a home that met these requirements and that was within our budget, having several offers rejected.

This addition would enable us to have an affordable home, with modest, modern amenities, such as a second bathroom and living space. And, I believe this is one of Maynard's goals - to attract and support young middle-class families who want to own a home and raise a family, while other towns' homes outprice the working middle-class families in the range of hundreds of thousands of dollars. We hope Maynard is supportive of our goal to continue to raise our family here, in a home appropriate for raising our two children.

Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
October 20, 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; Zoe Piel – Assistant Planner

Called to Order at 7:01 p.m. by Chair Scheiner. All Board members present.

1. Approval of Minutes for July 28 and August 25, 2025

Ms. Bryant made a motion to approve the minutes of July 28, 2025. Mr. Culbert seconded the motion.

The Board voted unanimously by roll call to approve the minutes of July 28, 2025. Ms. Downing was not present at the time of the vote.

Ms. Bryant made a motion to approve the minutes of August 25, 2025. Mr. Culbert seconded the motion.

The Board voted unanimously by roll call to approve the minutes of August 25, 2025. Ms. Downing was not present at the time of the vote.

2. Public Hearing: 106 Waltham Street

Application filed by Ilson Machado o/b/o owners Geoffrey Dutton and Aygöl Balcioglu, for the property located at 106 Waltham Street, Maynard, MA 01754. The subject property is a single-family dwelling located within the S-1 Zoning District. The petitioner is requesting: 1. A Variance per Section 5 of the Zoning By-laws providing relief from the maximum allowable of building coverage of 15% to construct a sunroom that would increase the coverage to 16.57% and create a new non-conformity. 2. A Special Permit per Section 5 of the Zoning By-laws to allow renovations which would extend a preexisting nonconformity by encroaching into the western side setback (12ft provided vs 15ft required). The proposed renovation would extend, but not exacerbate, the existing nonconformity (12 ft setback).

Mr. Ilson Machado spoke on behalf of the petitioner and provided an overview of the project. Mr. Dutton shared the site plan, which the Board reviewed. Ms. Piel annotated the plan to show the current and future setbacks.

Mr. Schultz asked about the percentage of lot coverage, and whether the shed and porch roof are included. Those dimensions are included in the calculations. The previous lot coverage is 950 sq ft. (14.6%) and the new lot coverage will be 1,086 sq ft. (16.7%). The maximum allowable is 974 sq ft. The lot size area and yard setbacks will not change.

Mr. Dutton added that the house will remain grey clapboard siding. The single-pane windows will be replaced with triple-pane double-hung windows. The front steps will be removed, and the entrance will be at the rear of the house to improve accessibility.

Chair Scheiner asked if anyone would like to speak in favor of the application. Sean Euson, who lives across the street, supported the application. No one spoke in opposition to the application.

Ms. Bryant made a motion to allow the lot coverage to increase to 16.7%, creating a new non-conformity. The desirable relief will be granted without substantial detriment to either the public good or the intent and purpose of the bylaw. Mr. Culbert seconded the motion.

The motion passed unanimously by roll call. All Board members were present for the vote.

The Board reviewed the Special Permit criteria.

Ms. Bryant made a motion to grant the Special Permit to allow renovations that would extend the preexisting nonconformity by encroaching into the western side setback of 12' instead of the 15' required. The adverse effects will not outweigh the benefits to the town in terms of social, economic or community needs, traffic, parking, neighborhood character, the impacts on the environment or fiscal impact. Mr. Culbert seconded the motion.

The motion passed unanimously by roll call. All Board members were present for the vote.

Ms. Bryant made a motion to amend the previous motion allowing lot coverage of 16.7% to lot coverage *not exceeding* 17%. Mr. Culbert seconded the amended motion.

The motion passed unanimously by roll call. All Board members were present for the vote.

Mr. Schultz asked if going forward a perspective drawing would be required as part of the application package. Chair Scheiner responded that it would depend on the scale of the project,

and would be on a case-by-case basis. Mr. Nemser said it is usually included with architectural drawings.

Chair Scheiner asked when the updated town bylaws would be available. Ms. Piel said they are incorporating the changes from several town warrants. The updated document should be ready by Mid-November.

Mr. Schultz asked for background on the Powder Mill Corridor project. Ms. Piel explained the purpose of the different subzones A-F. Zone A will meet the requirements of the MBTA communities law. D-F are mixed use areas. B-C involve residential areas and are on hold for the time being.

Ms. Bryant made a motion to close the meeting, seconded by Mr. Culbert.

The Board voted unanimously to close the meeting.

The meeting was closed at 8:38 p.m.