



# 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](mailto:OMS@townofmaynard.net)

## 1. Public Hearing: 5 Grant Street

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

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

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

Documents:

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

### 1.1. Additional Documents

Documents:

1.I.i. Staff Report

Documents:

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

2. Public Hearing: 6 Guyer Road

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

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

Documents:

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

2.I. Additional Documents

Documents:

[6 GUYER ROAD - NATURE AND JUSTIFICATION OF PETITION FOR VARIANCE\\_17DEC2025.PDF](#)

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:

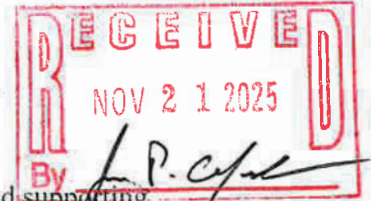
**TOWN OF MAYNARD**

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.





DEMOLITION NOTES

1.

VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES APPEAR, CONTRACTOR TO INFORM DESIGNER BEFORE ANY DEMOLITION IS DONE.

2.

PROTECT ALL INTERIOR FINISHES THAT ARE NOT INDICATED FOR DEMOLITION. RESERVE ALL REMOVED ITEMS WHERE NOTED FOR USE WITH NEW CONSTRUCTION.

3.

PROTECT ALL FINISHED FLOORING DURING DEMOLITION.

4.

MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE. BRACE CEILINGS, FLOORS AND ROOFS AS NECESSARY.

5.

PROTECT INTERIOR SURFACES FROM WEATHER DURING DEMOLITION.

6.

CONTRACTOR TO CHECK CONDITIONS DURING AND AFTER DEMOLITION FOR SIGNS OF ROT OR OTHER DETERIORATION.

7.

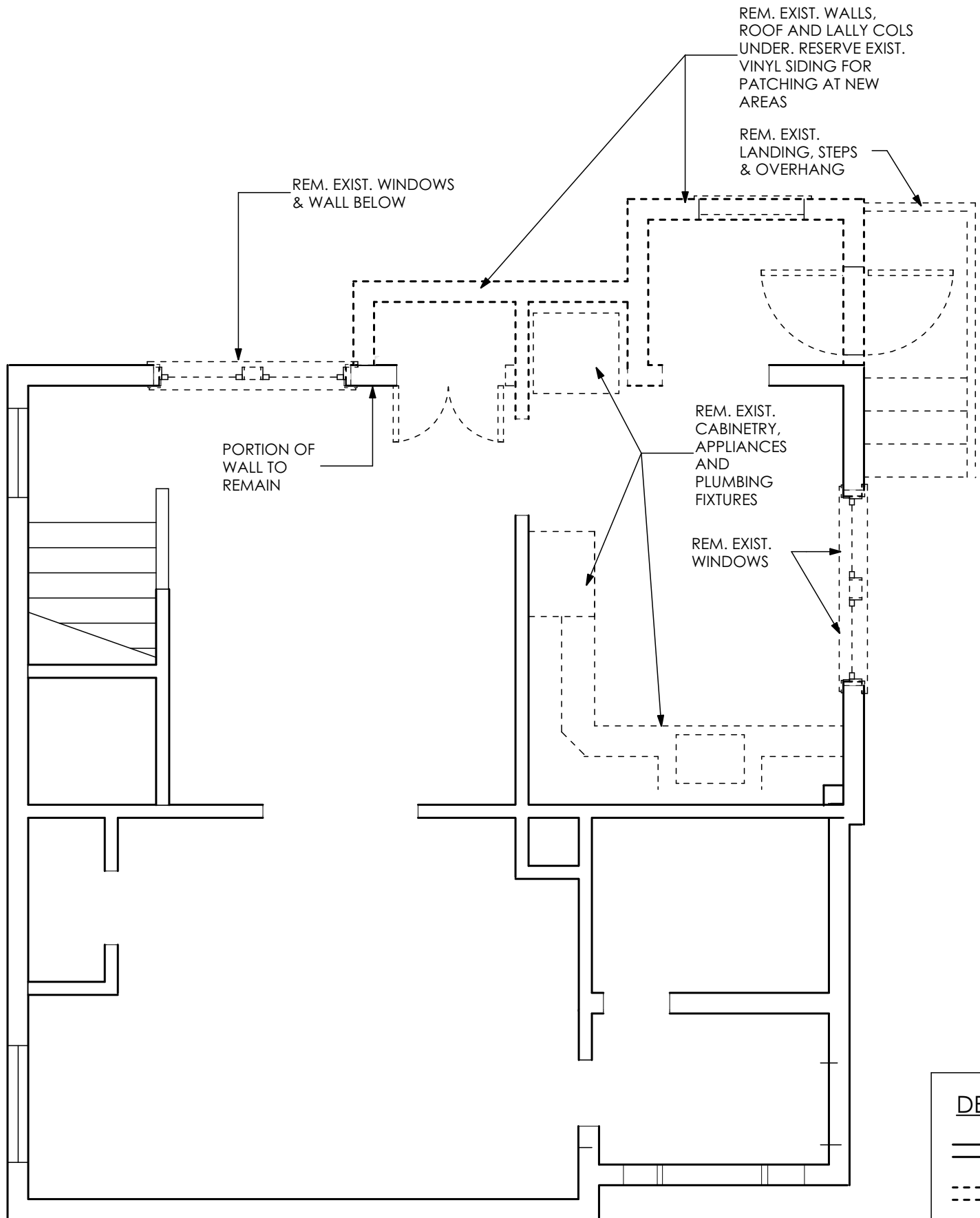
ALL EXISTING ASPHALT SHINGLES TO BE REMOVED WHERE APPLICABLE AT NEW CONSTRUCTION.

8.

WHERE EXISTING HAZARDOUS MATERIALS ARE TO BE REMOVED, UTILIZE A LICENSED CONTRACTOR AND FOLLOW ALL STATE AND/OR LOCAL MITIGATION GUIDELINES.

9.

EXISTING RUBBLE FOUNDATION WALLS TO BE PROTECTED. RUBBLE WALLS TO BE ALTERED OR STRUCTURALLY ADDED TO SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY BY G.C. BEFORE PROCEEDING WITH WORK.



1

FIRST FLOOR DEMO PLAN

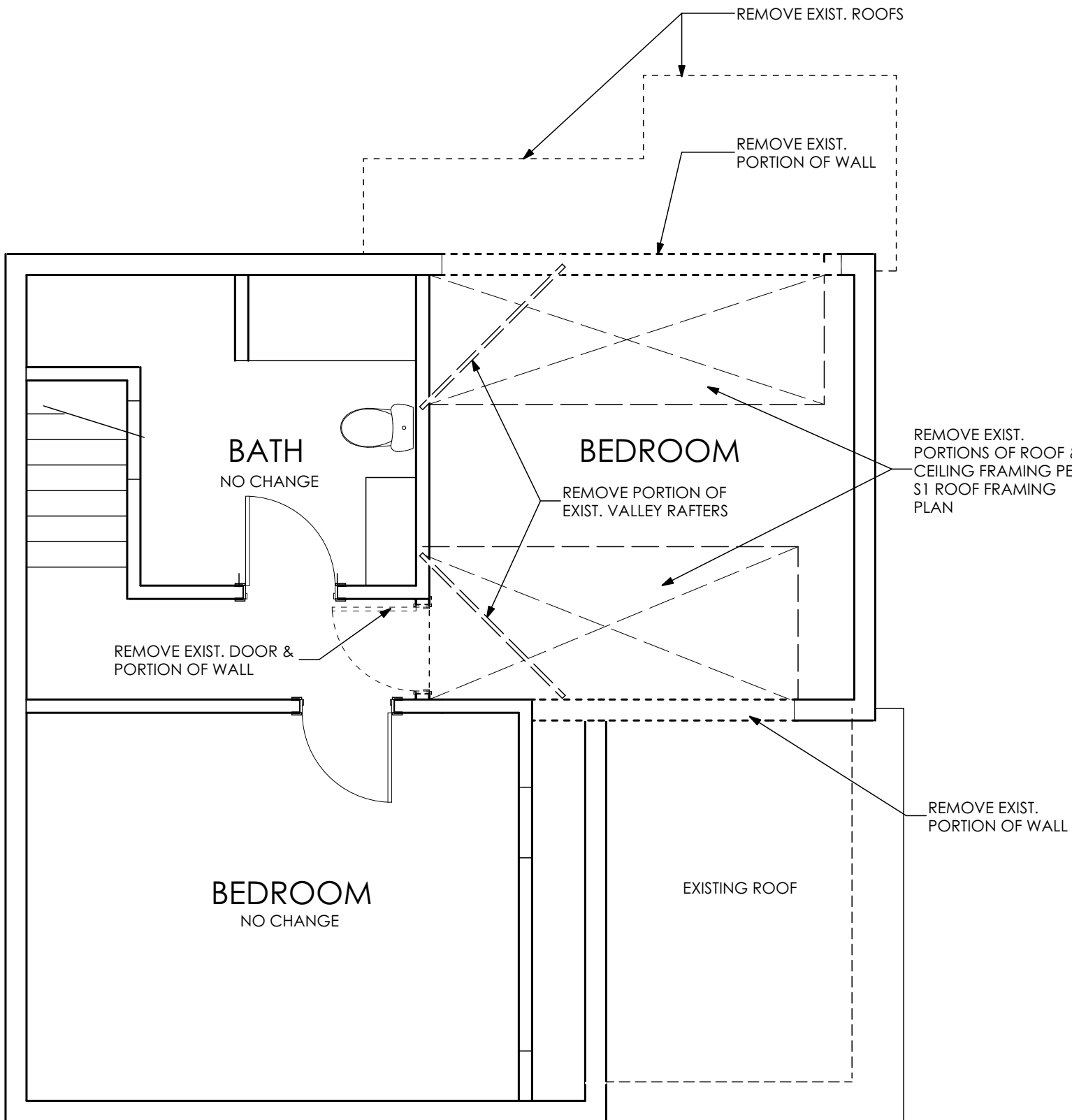
SCALE: 1/4" = 1'-0"

DEMO PLAN KEY:

EXISTING WALLS

WALLS TO BE REMOVED

ITEMS TO BE REMOVED



2

SECOND FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"

DRAWING LIST	
ID	DRAWING TITLE
A1	DEMOLITION PLANS & NOTES
A2	PLANS, SCHEDULES
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS & INTERIOR ELEVATIONS
A5	FRAMING VIEWS
S1	STRUCTURAL PLANS
E1	ELECTRICAL PLANS & SCHEDULES

REVISIONS:	
Δ	
Δ	
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DEMOLITION  
PLANS &  
NOTES

SCALE: 1/4" = 1'-0"

DATE: 8/22/25

PROJECT #: 2401

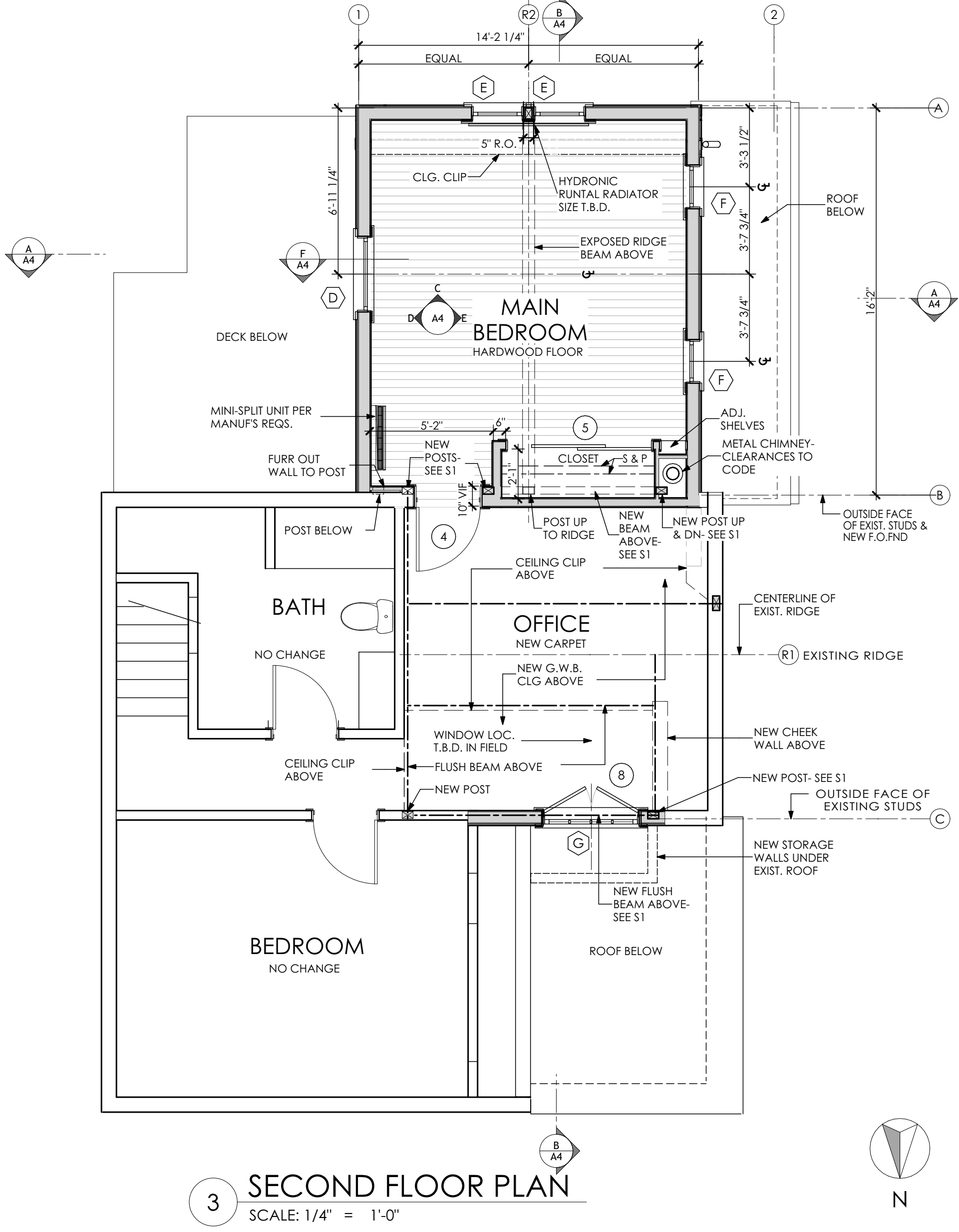
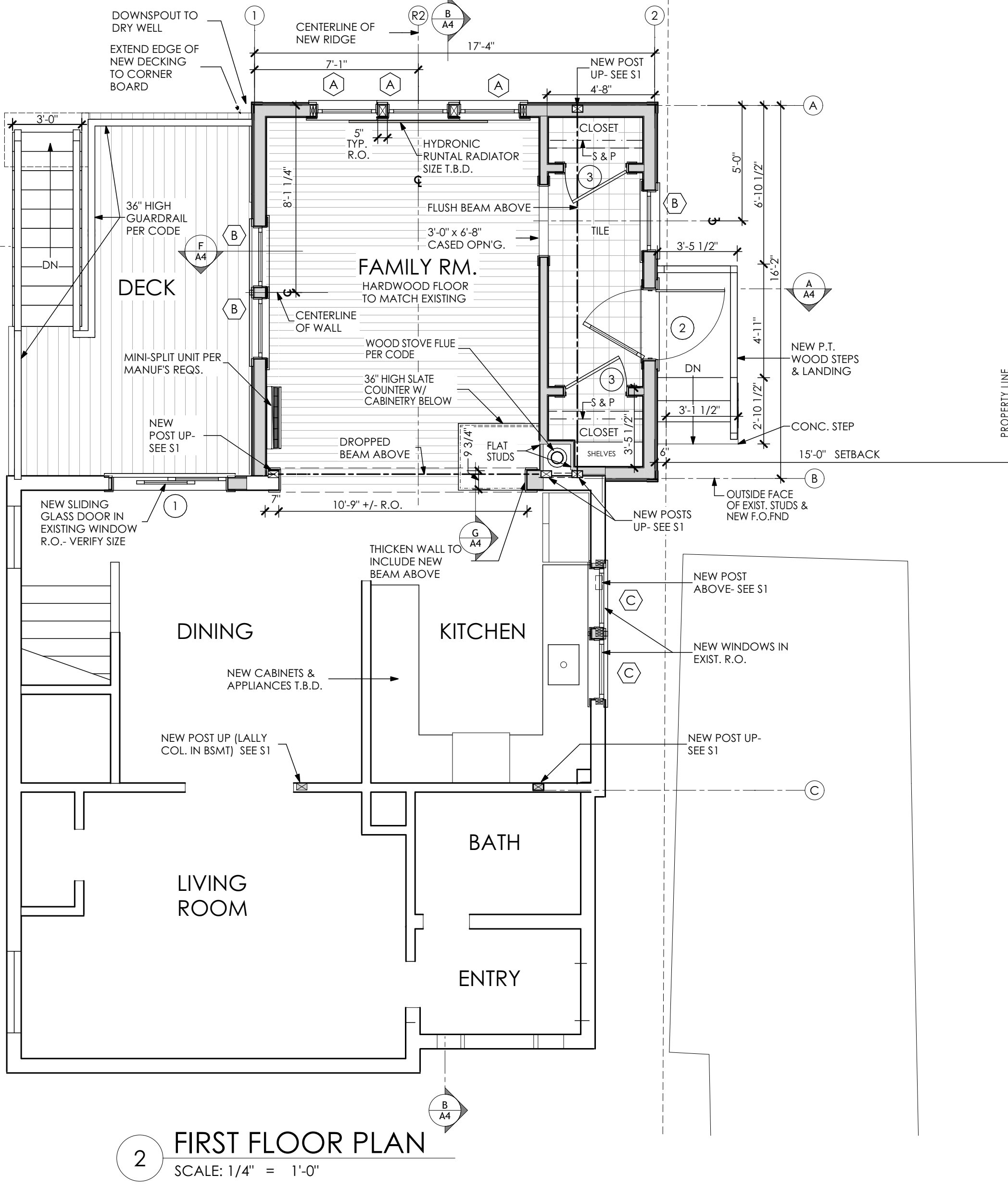
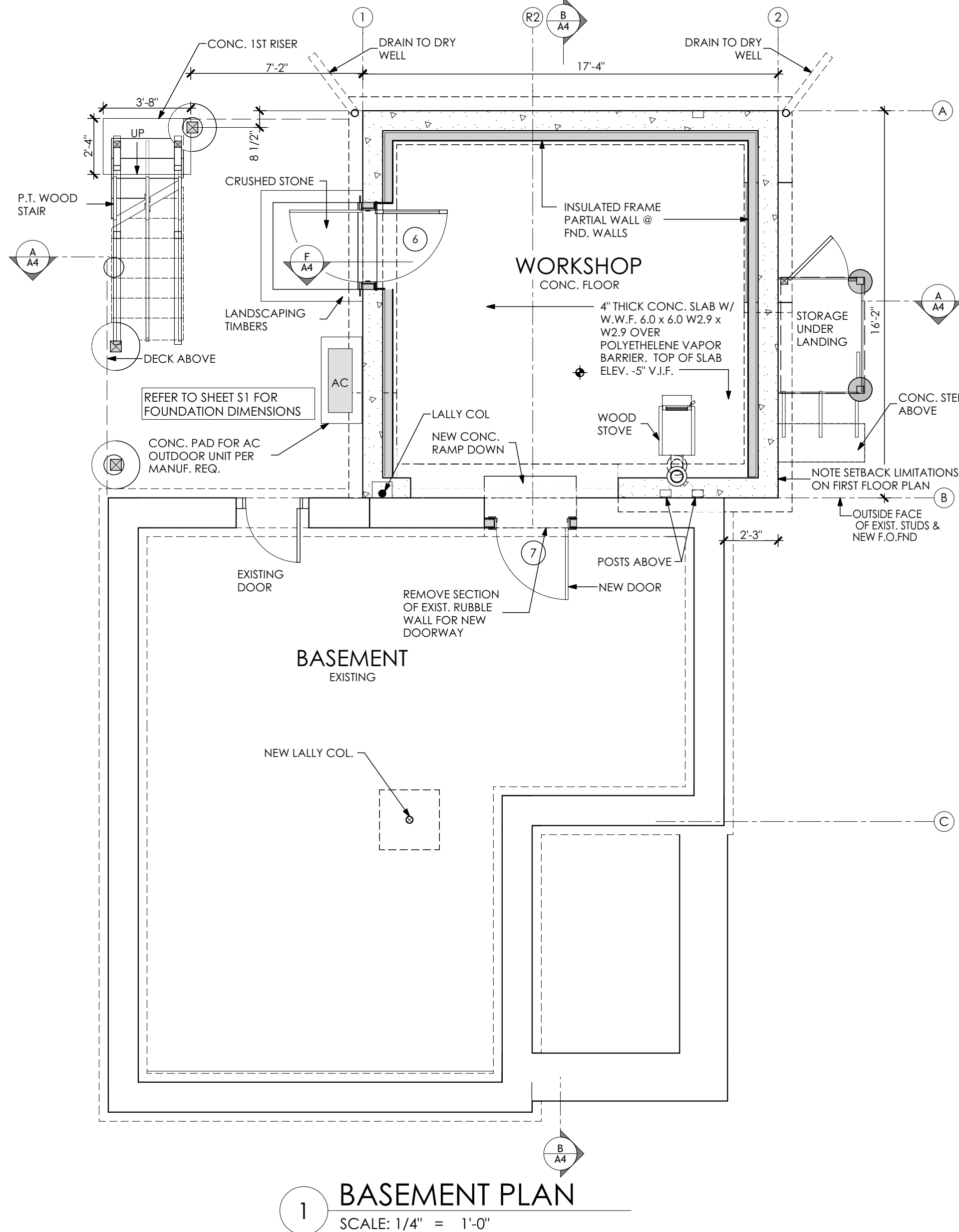
WINDOW SCHEDULE NOTES:

- DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR TO CONFIRM WALL THICKNESS BEFORE ORDERING WINDOWS.
- HARDWARE TO BE WHITE. NO SASH LIFTS TO BE INSTALLED ON DOUBLE HUNG WINDOWS.
- INSTALL CONTINUOUS WINDOW SILLS WHERE COMBINATION UNITS ARE INSTALLED.
- SCREENS FOR DOUBLE HUNG WINDOWS TO BE HALF SCREENS WITH WHITE FRAME AND HIGH TRANSPARENCY FIBERGLASS SCREENS.
- SCREENS FOR ALL OTHER WINDOWS TO HAVE WHITE FRAMES AND HIGH TRANSPARENCY FIBERGLASS SCREENS.
- ALL WINDOWS TO HAVE MINIMUM U-VALUE OF 0.30 OR LESS & SGHC OF 0.40 OR LESS.
- ALL GLASS WITHIN 24" OF EITHER SIDE OF A DOOR IN THE CLOSED POSITION AND LESS THAN 60" ABOVE THE FLOOR MUST BE TEMPERED. (SEE CODE FOR EXCEPTIONS).
- ALL GLASS LESS THAN 18" ABOVE FINISHED FLOOR AND OVER 96" MUST BE TEMPERED.
- WINDOWS WITH FINISHED SILLS LESS THAN 24" ABOVE FINISHED FLOOR AND 72" OR MORE ABOVE FINISHED GRADE MUST BE EQUIPPED WITH FALL PROTECTION DEVICES.
- SEE ELEVATIONS FOR CASEMENT SWINGS.
- INSTALL WINDOWS PER MANUFACTURER'S INSTALLATION MANUAL.
- MANUFACTURER SUBSTITUTIONS MUST BE APPROVED BY OWNERS.

WINDOW SCHEDULE							
DESIGNATION	A	B	C	D	E	F	G
WINDOW TYPE	DOUBLE HUNG	DOUBLE HUNG	CASEMENT	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	AWNING
ROUGH OPENING	2'-8 1/8" x 5'-0 7/8"	2'-8 1/8" x 4'-4 7/8"	2'-8" x 3'-5 3/8"	3'-2 1/8" x 4'-8 7/8"	2'-2 1/8" x 4'-0 7/8"	1'-10 1/8" x 3'-0 7/8"	4'-0 1/2" x 1'-9"
QUANTITY	3	3	2	1	2	2	1
MANUFACTURER	ANDERSEN	ANDERSEN	ANDERSEN	ANDERSEN	ANDERSEN	ANDERSEN	ANDERSEN
SERIES	400	400	400	400	400	400	400
MODEL NUMBER	TW26410	TW2642	CX135	TW3046	TW20310	TW18210	AN41
GLAZING	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL	INSULATING GLASS W/ LOW-E2 COATING & ARGON FILL
U-VALUE	.29	.29	.29	.29	.29	.29	.29
EXTERIOR CASING	AZEK	AZEK	AZEK	AZEK	AZEK	AZEK	AZEK
EXTERIOR FINISH	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
INTERIOR FINISH	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE	PAINTED WHITE
HARDWARE FINISH	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
NOTES			USE EXISTING ROUGH OPENINGS- NOTE SWINGS ON ELEVATIONS	EGRESS			
LOCATION	FAMILY ROOM	FAMILY ROOM	KITCHEN	M. BEDROOM	M. BEDROOM	M. BEDROOM	OFFICE
VIEW FROM EXTERIOR							

FLOOR PLAN NOTES:

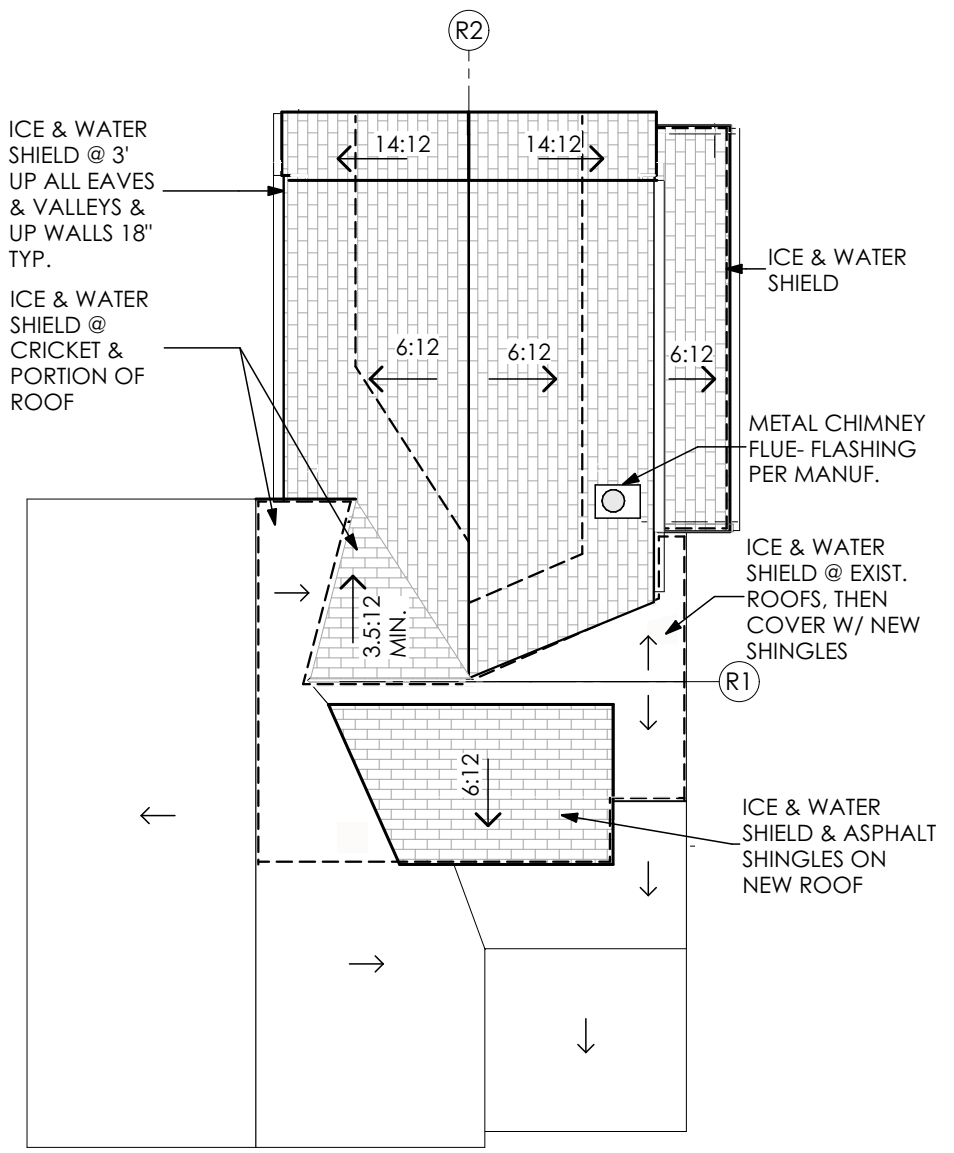
- DO NOT SCALE FROM DRAWINGS.
- DIMENSIONS ARE FROM FACE OF STUD OR CONCRETE, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. WHERE DIMENSIONS ARE UNCLEAR OR INCOMPATIBLE WITH FOUND CONDITIONS, THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION.
- ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION. ALL INTERIOR WALLS TO BE 2x4 CONSTRUCTION, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR STEPS TO BE MAXIMUM 6" RISERS AND MINIMUM 12" TREAD. NUMBER OF STEPS TO GRADE TO BE FIELD VERIFIED.
- ANY MATERIAL OR STRATEGY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE APPROVED BY THE OWNERS.



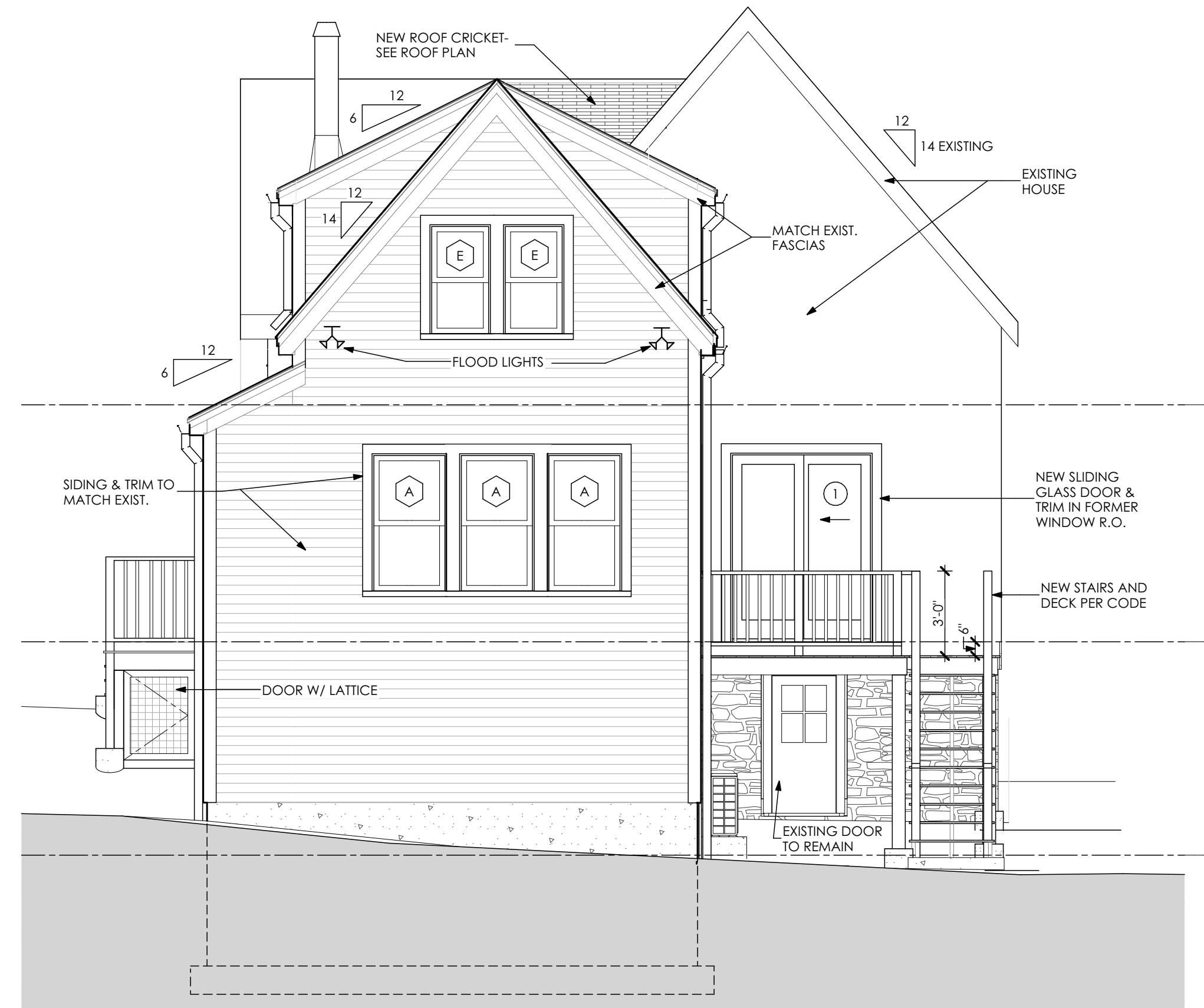
DOOR SCHEDULE							
NOTE: VERIFY ALL STYLES, HARDWARE AND FINISHES W/ OWNERS							
DESIGNATION	1	2	3	4	5	6	7
DOOR TYPE	EXTERIOR SLIDING	EXTERIOR FULL LIGHT	1 3/8" INTERIOR 4 PANEL	1 3/8" INTERIOR 4 PANEL	INTERIOR 1 3/8" SLIDING 4 PANEL	EXTERIOR FULL VIEW	1 3/8" INTERIOR 4 PANEL
SLAB SIZE (W x H)	5'-0" x 6'-8"	3'-0" x 6'-8"	2'-8" x 6'-8"	2'-8" x 6'-8"	6'-0" x 6'-6"	3'-0" x 6'-8"	3'-0" x 6'-6"
QUANTITY	1	1	2	1	1	1	1
MANUFACTURER	ANDERSEN	ANDERSEN	BROSCO	BROSCO	BROSCO	ANDERSEN	BROSCO
MODEL #	FRENCHWOOD FWG5068R	E SERIES HP13068	PR44S	PR44S	PR44S	E SERIES HP13068	PR44S
FINISH	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED
NOTES	VERIFY EXISTING ROUGH OPENING BEFORE ORDERING DOOR	PROVIDE STORM DOOR				PROVIDE STORM DOOR	DUMMY HARDWARE
LOCATION	DINING ROOM	FAMILY ROOM ENTRY	FIRST FLOOR COAT CLOSET	MAIN BEDROOM ENTRY	MAIN BEDROOM CLOSET	WORKSHOP ENTRY	BASEMENT
EXTERIOR VIEW							

DOOR SCHEDULE NOTES:

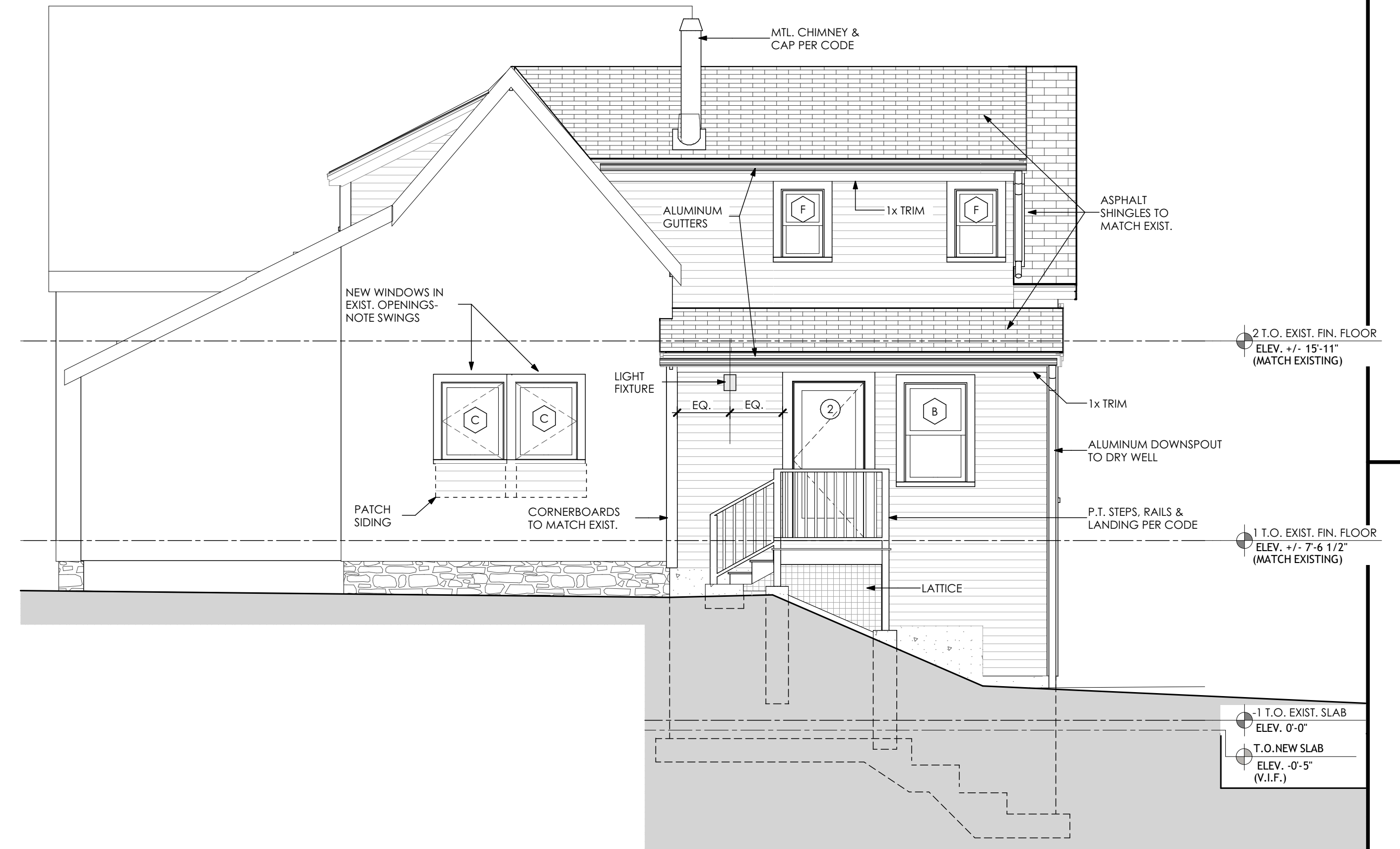
- EXTERIOR SLIDING DOORS TO BE INSTALLED ON SINGLE SILL PLATE TO MINIMIZE THRESHOLD AT DOOR TYPICAL.
- INSTALL DOORS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL GLASS IN DOORS AND SIDELITES SHALL BE TEMPERED.
- CONTRACTOR TO CONFIRM WALL THICKNESS PRIOR TO ORDERING DOORS.
- HARDWARE STYLE AND FINISH TO BE APPROVED BY OWNERS.
- MANUFACTURER SUBSTITUTIONS MUST BE APPROVED BY OWNERS.



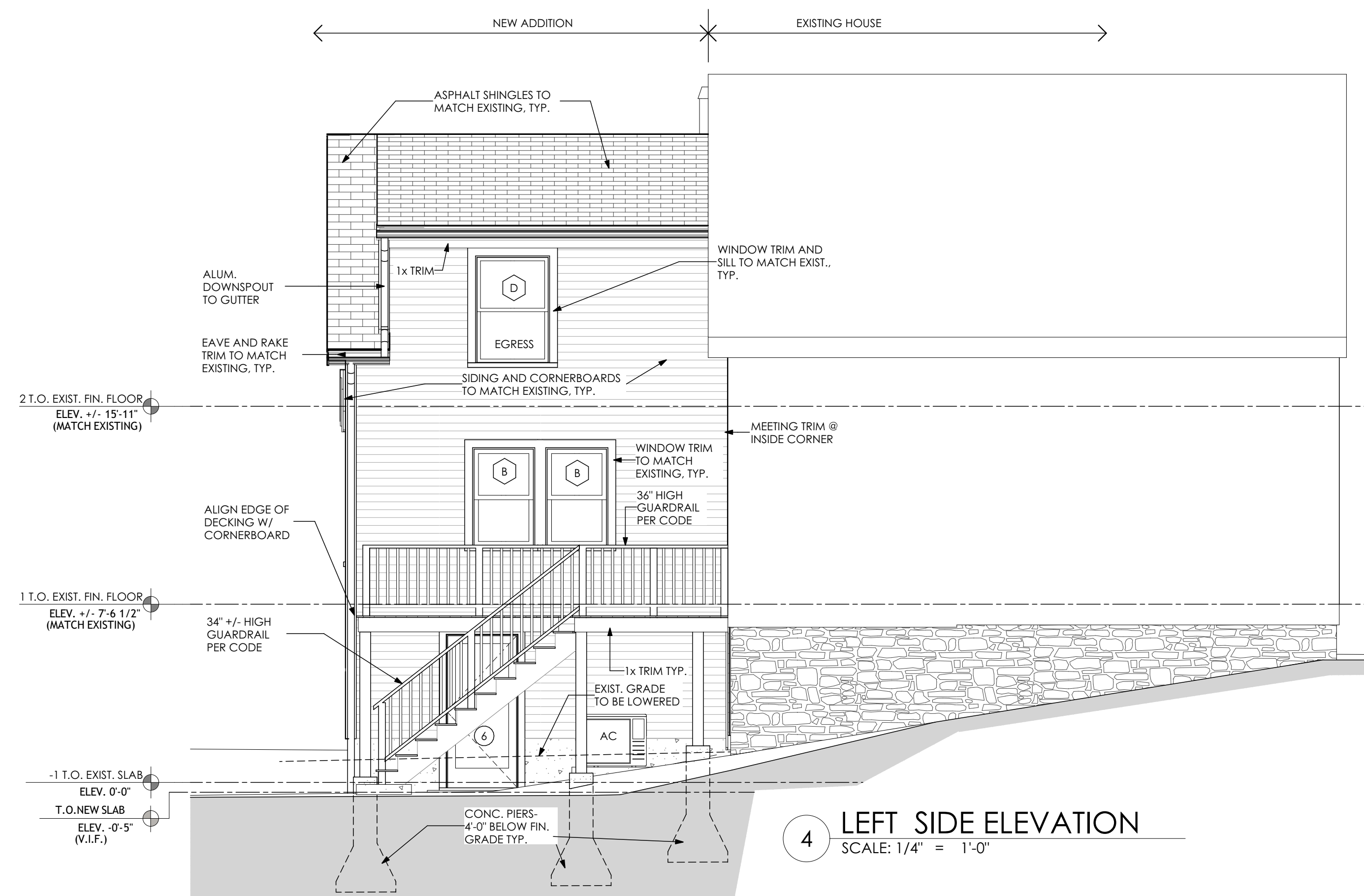




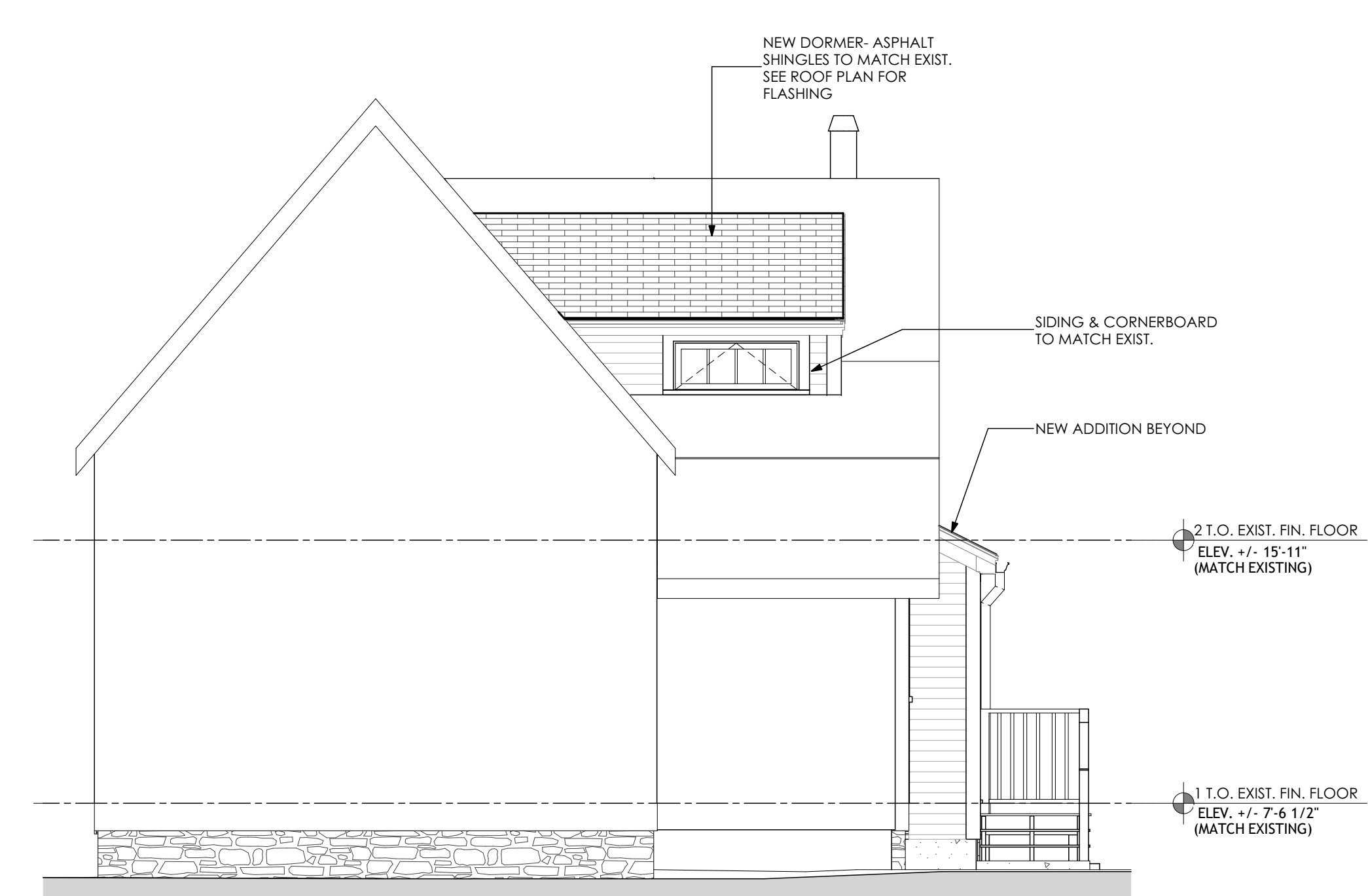
2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

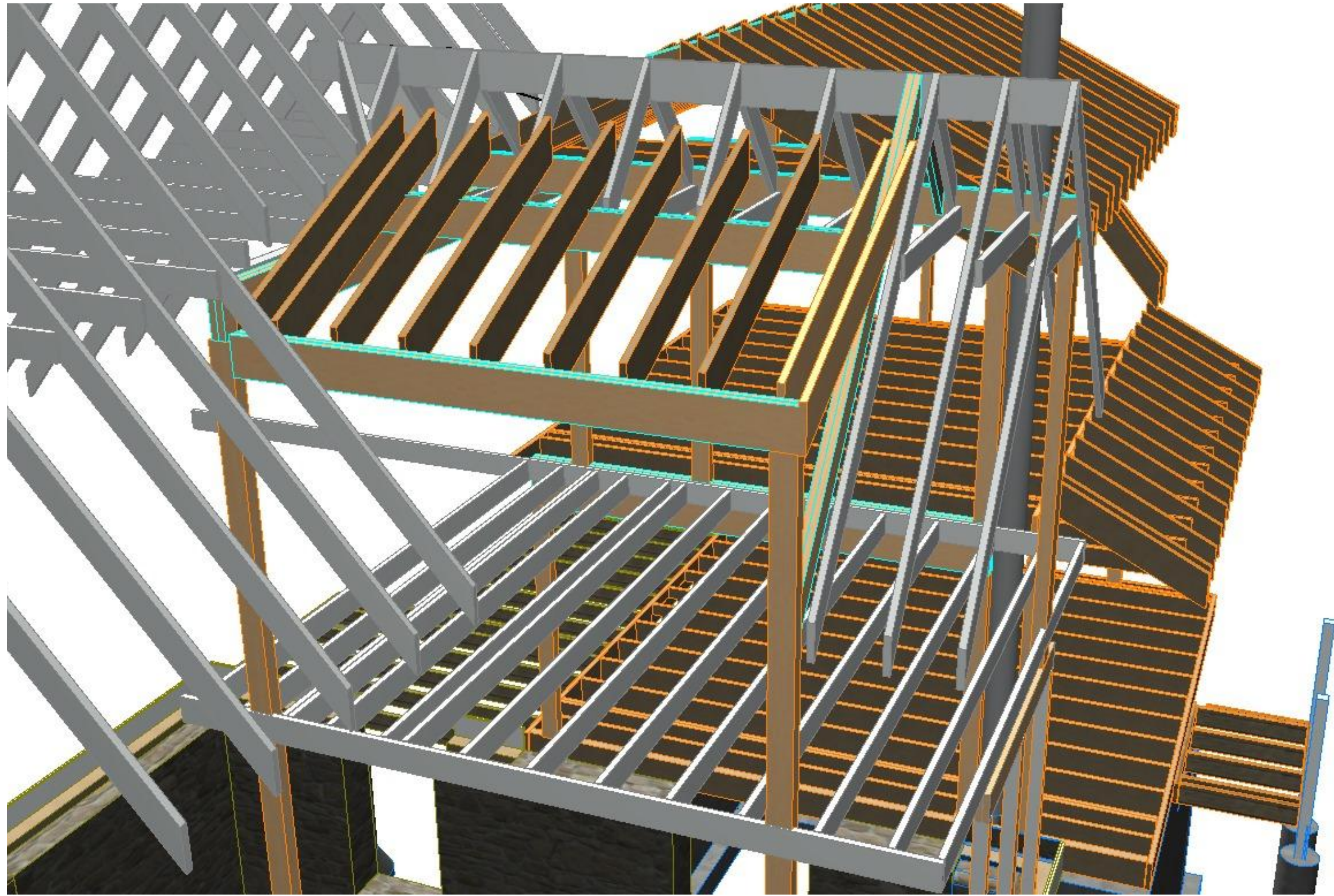


1 FRONT (STREET) ELEVATION  
SCALE: 1/4" = 1'-0"

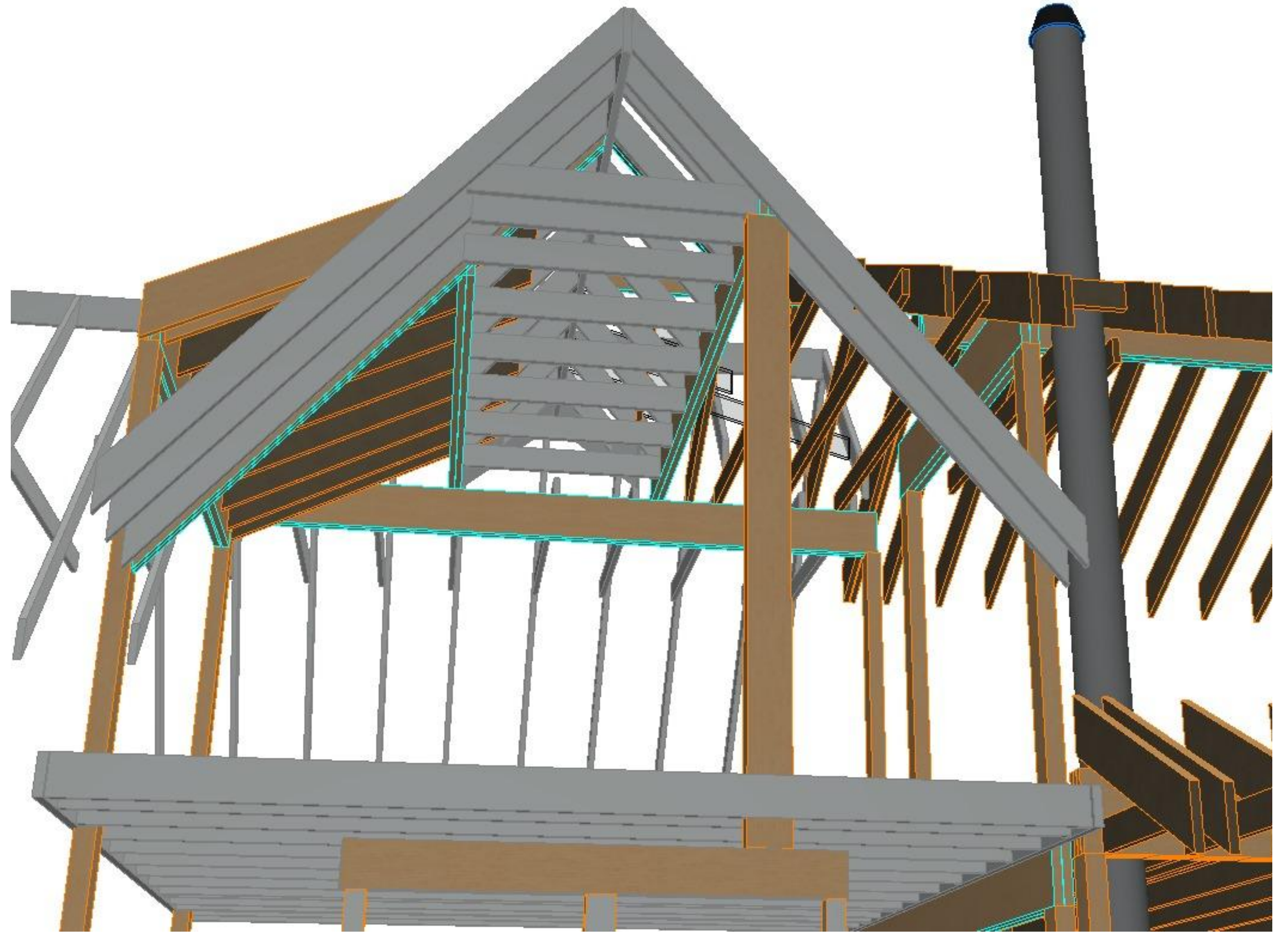




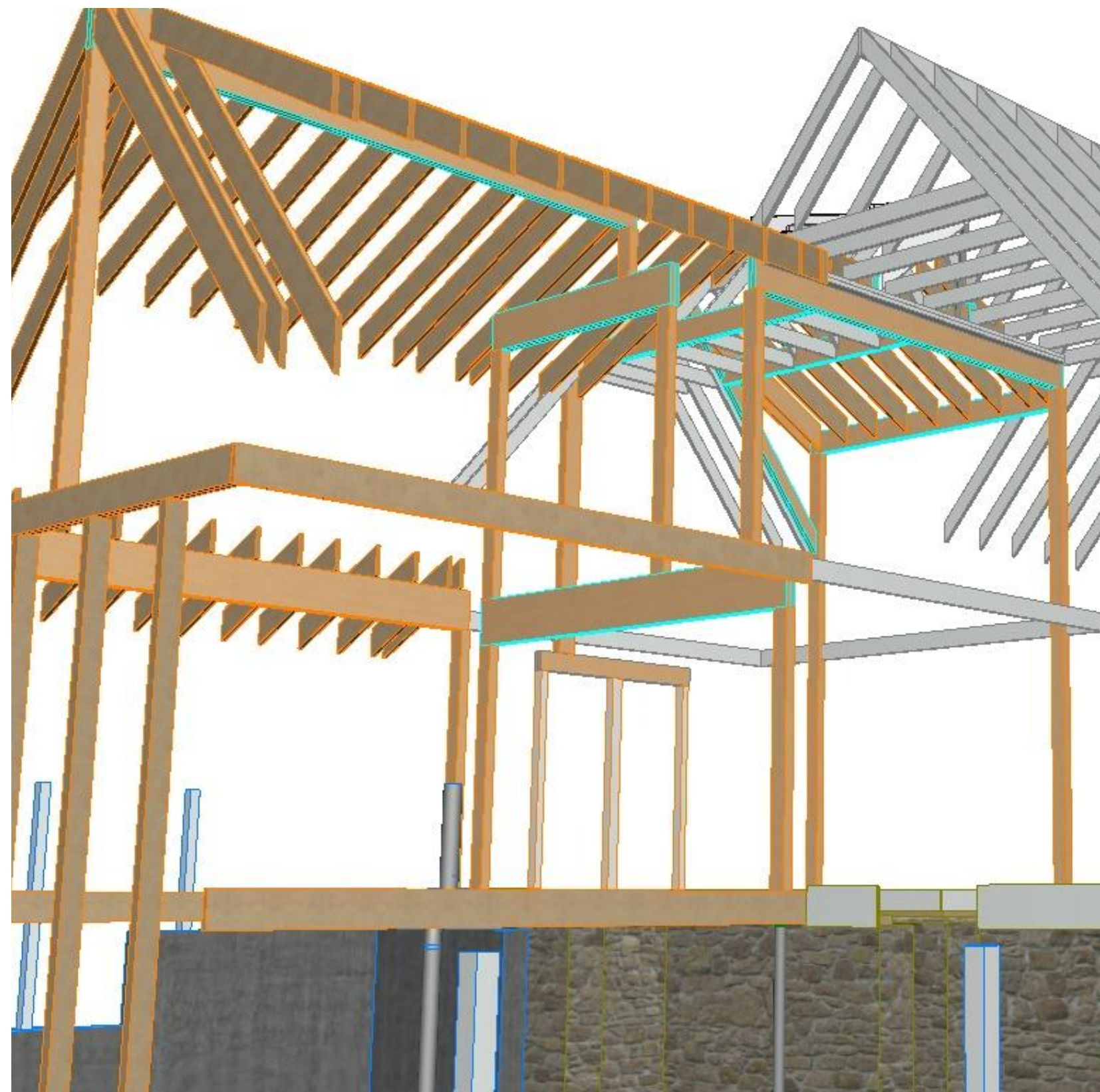




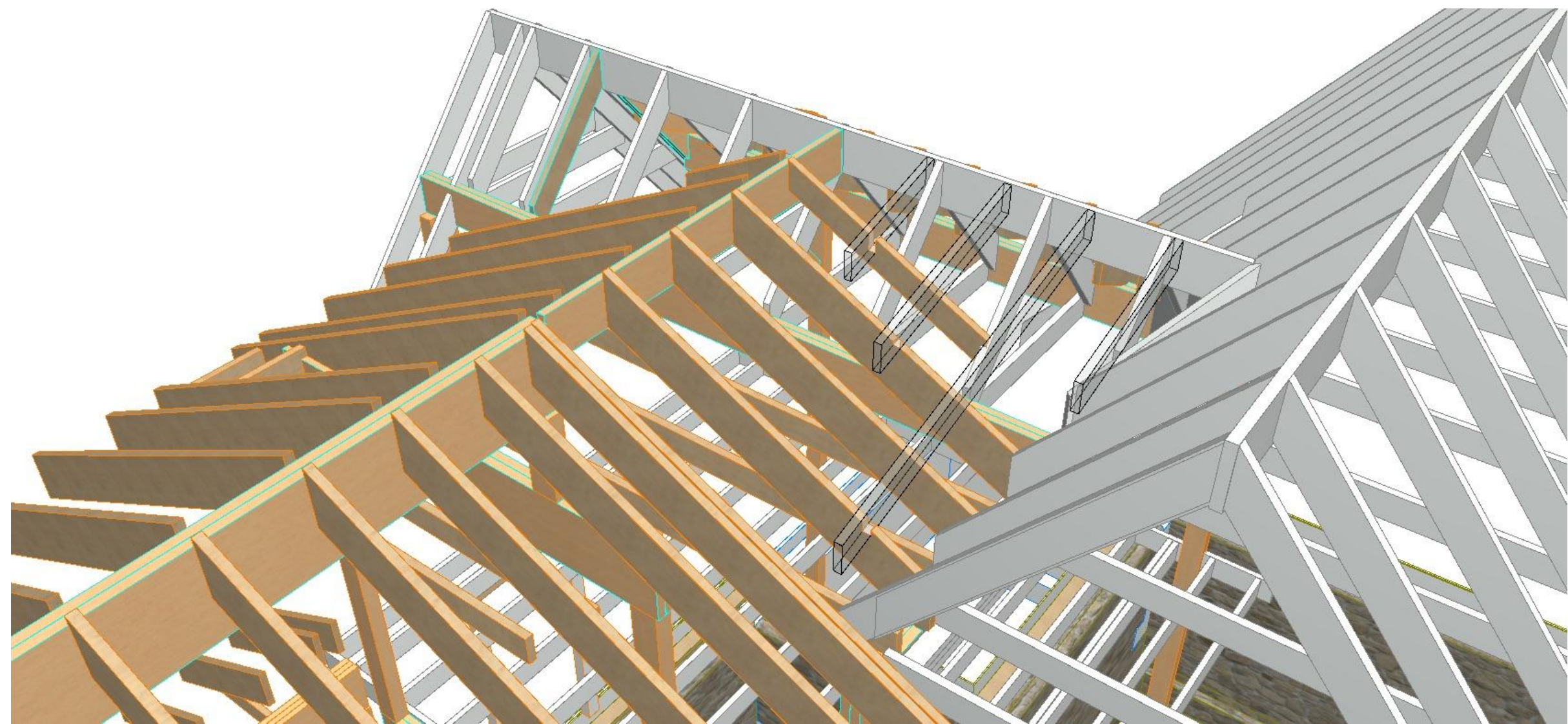
3 DORMER FRAMING  
SCALE: 1:53.22



3 OFFICE FRAMING  
SCALE: 1/4" = 1'-0"



3 RIDGE BEAM FRAMING  
SCALE: 1:60.28



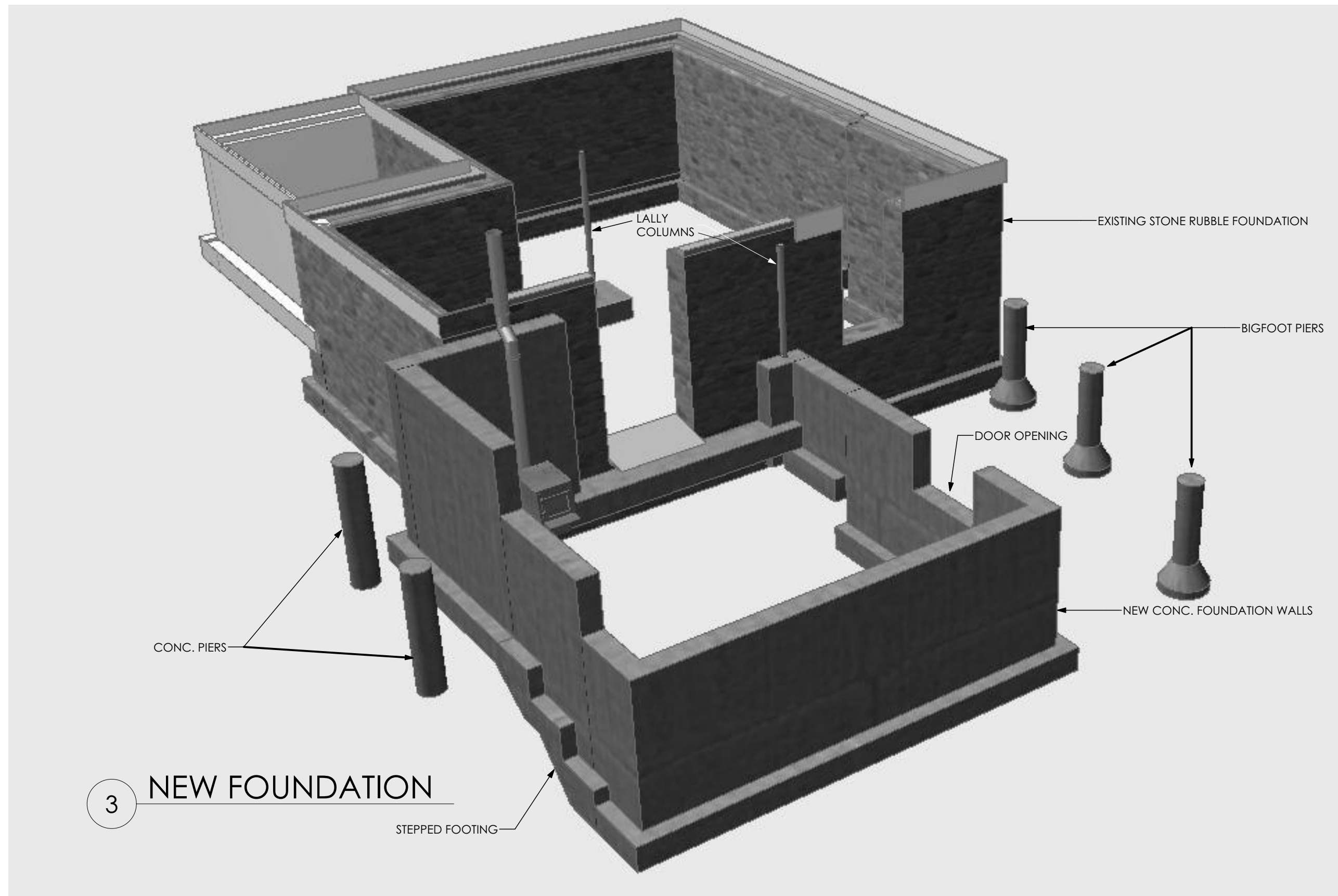
3 CRICKET FRAMING  
SCALE: 1:90.01

REVISIONS:	
Δ	
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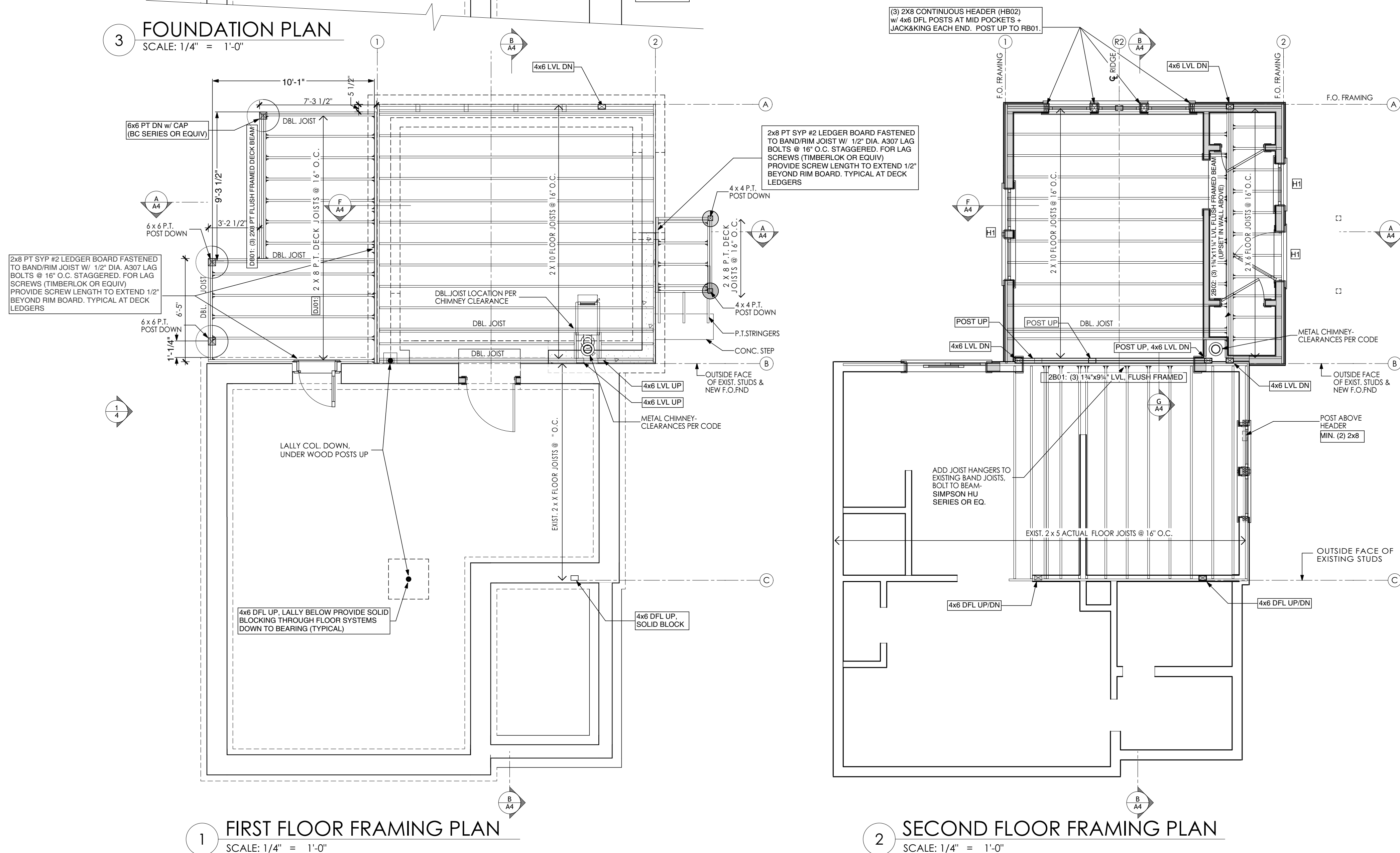
#### FRAMING VIEWS

SCALE:	NTS
DATE:	8/22/25
PROJECT #:	2401

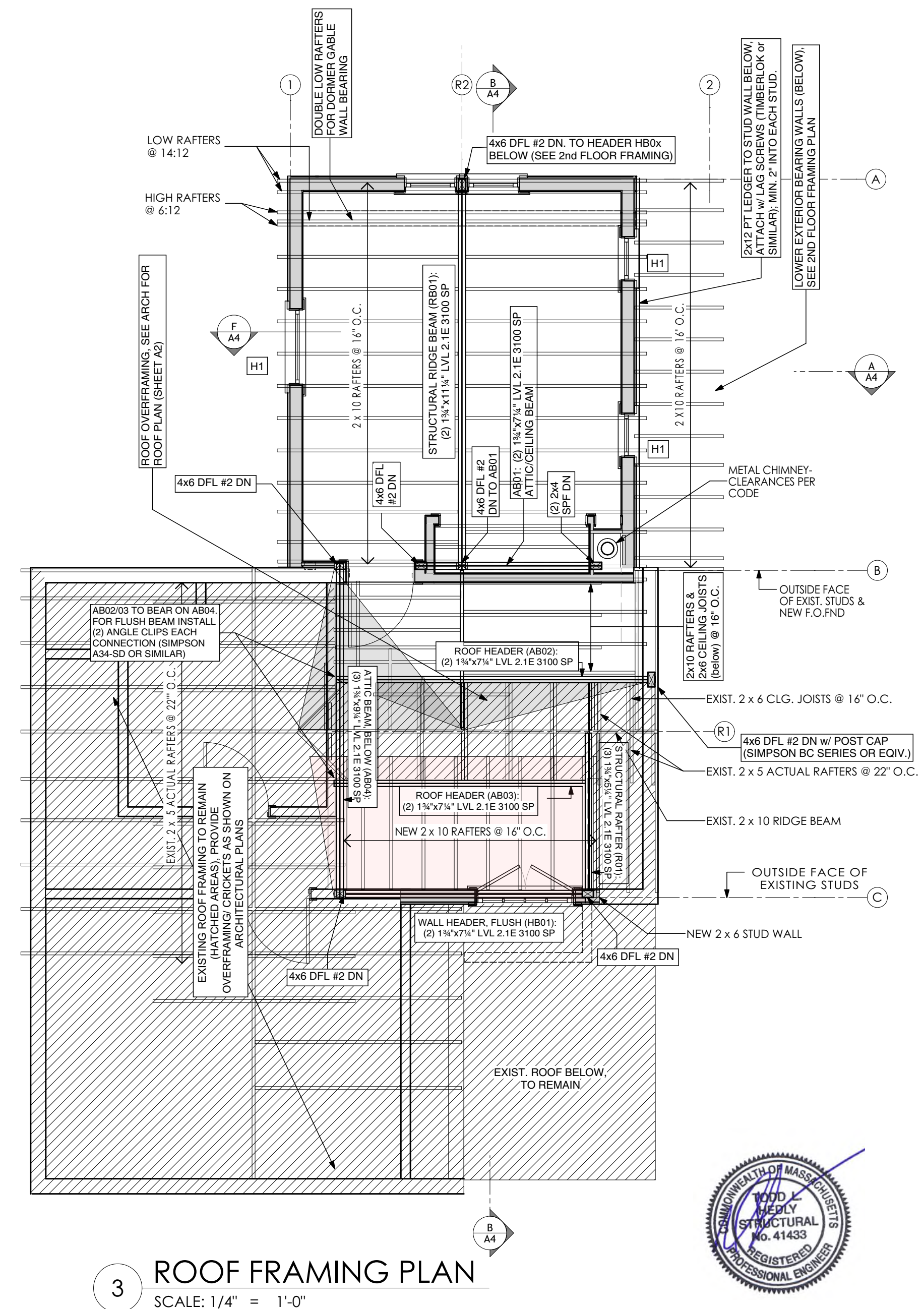




## 3 NEW FOUNDATION



2 SECOND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



# ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL NOTES

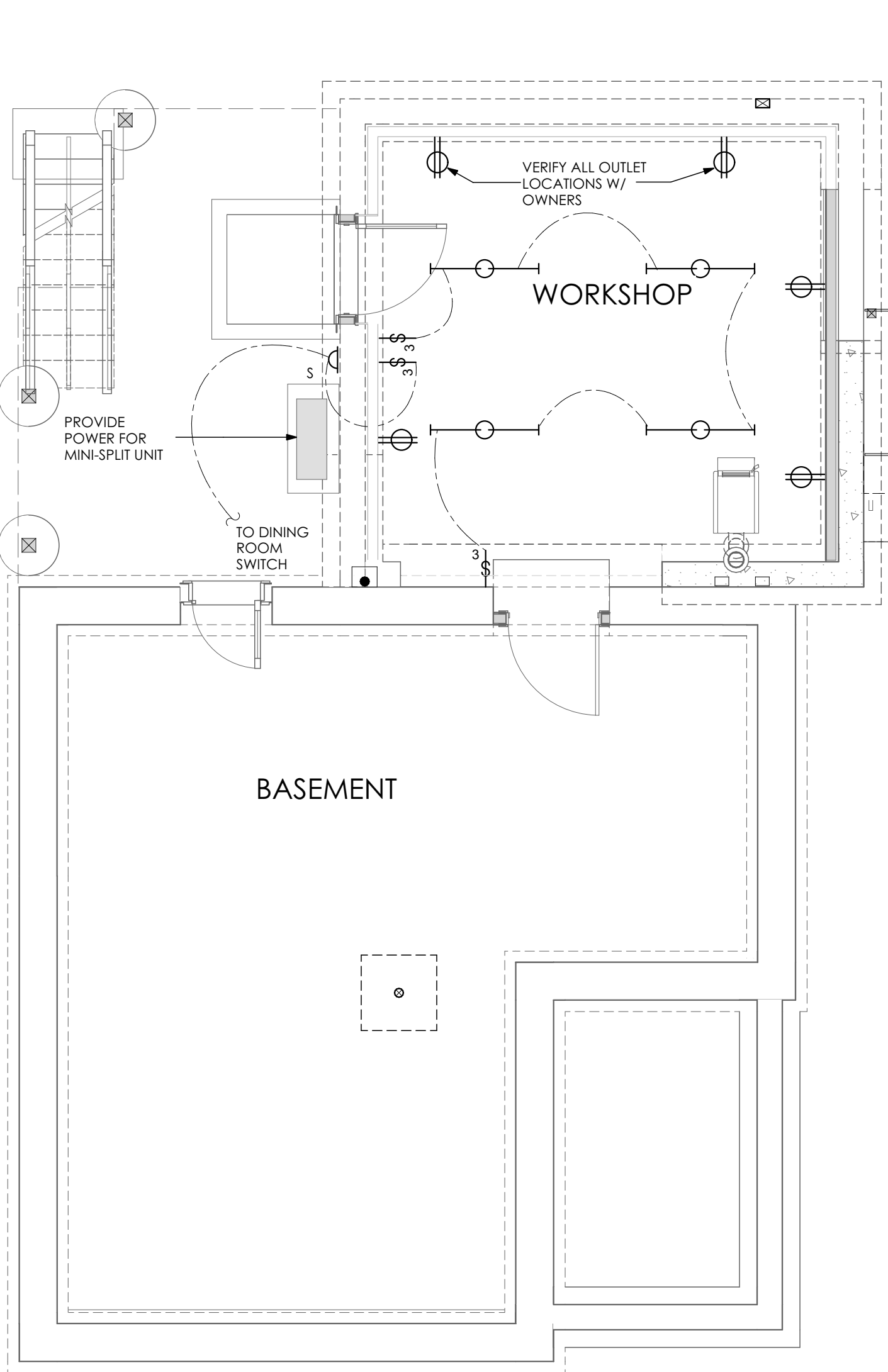
- 1. PROVIDE ELECTRICAL OUTLETS PER NATIONAL RESIDENTIAL ELECTRIC CODE (NEC) AND MASS AMENDMENTS AND INSTALL ALL OUTLETS IN SPECIAL LOCATIONS AS SHOWN ON ELECTRICAL PLAN.
- 2. SEE ELEVATIONS FOR HEIGHT OF WALL SCONCES.
- 3. DUPLEX OUTLET BOX CENTER SHALL BE INSTALLED AT 12" ABOVE THE FINISHED FLOOR AND 42" ABOVE FINISHED FLOOR AT COUNTERS UNLESS OTHERWISE NOTED. KITCHEN OUTLETS TO BE INSTALLED HORIZONTALLY WITH CENTER OF BOX TO BE LOCATED 39.5" ABOVE ROUGH FLOOR.
- 4. SWITCH AND OUTLET BOXES AT VANITY LOCATIONS SHALL BE GANGED TOGETHER IN ONE BOX, UNLESS OTHERWISE NOTED.
- 5. CENTER OF SWITCH BOXES SHALL BE INSTALLED @ 45" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- 6. PROVIDE DISCONNECT SWITCH FOR DISPOSAL AND DISHWASHER. SWITCH TO BE LOCATED IN CABINET UNDER KITCHEN SINK.
- 7. PROVIDE GROUND FAULT INTERRUPT CIRCUITS FOR ALL BATHROOMS, NEAR ALL SINKS AND FOR ALL EXTERIOR OUTLETS.
- 8. DO NOT GANG MORE THAN 4 SWITCHES IN ANY 1 BOX.
- 9. UNDER CABINET LIGHTS SHALL BE PLACED AT THE FRONT OF THE UPPER CABINETS, LENS FACING WALL.
- 10. IN ROOMS WHERE NEW SWITCHES OR OUTLETS ARE INSTALLED, REPLACE ALL EXISTING SWITCHES OR OUTLETS IN THE ROOM TO MATCH THOSE NEWLY INSTALLED.
- 11. INSTALL HARDWIRE SMOKE AND CARBON MONOXIDE DETECTORS PER MASSACHUSETTS BOARD OF FIRE PREVENTION REGULATIONS.
- 12. OUTLETS INSTALLED IN ROOMS WITH WAINSCOTTING SHALL BE INSTALLED HORIZONTALLY IN BASE BOARD, UNLESS OTHERWISE NOTED.
- 13. DUE TO THE FAST CHANGING LED MARKET, PLEASE HAVE ELECTRICIAN VERIFY THAT LED SPECIFICATIONS AND DIMMING PROTOCOLS ARE CURRENT BEFORE ORDERING.

LIGHT FIXTURE SCHEDULE - FIXTURES TO BE SELECTED BY OWNERS						
ID	SYMBOL	QUANTITY	MANUFACTURER	DESCRIPTION	LAMP	NOTES
C		2		SURFACE MOUNTED CEILING LIGHT		
CL		3		CLOSET LIGHT		
FLOOD		2		TWIN FLOOD LIGHT		
S		7		SCONCE LIGHT		
U		4		UTILITY LIGHT		

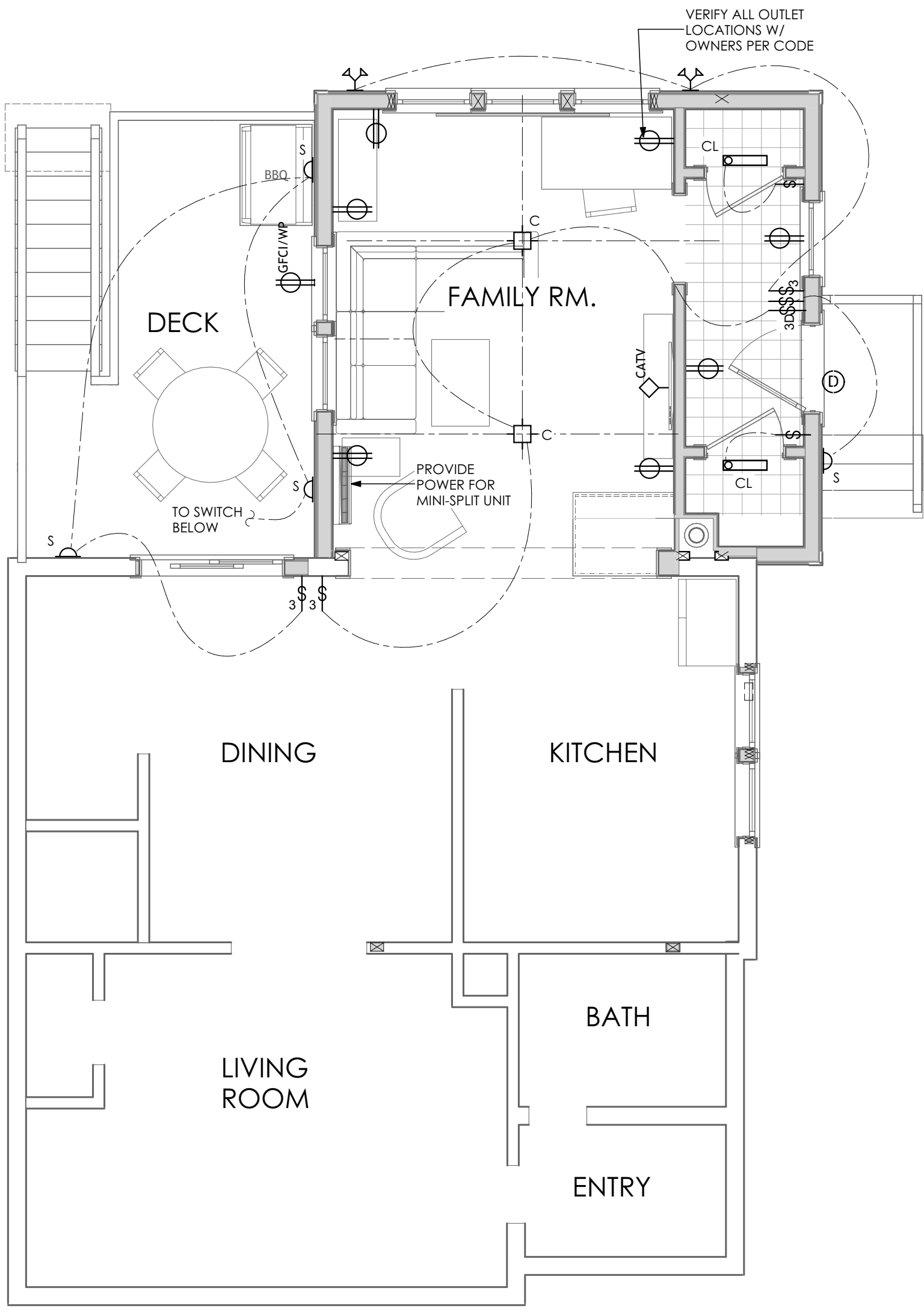
ELECTRICAL KEY	
SYMBOL	DESCRIPTION
	SURFACE MOUNTED CEILING LIGHT
	PENDANT LIGHT
	RECESSED CEILING LIGHT
	RECESSED WALL WASHER CEILING LIGHT
	ADJUSTABLE RECESSED WALL WASHER
	RECESSED SHOWER LIGHT
	RECESSED EXTERIOR CEILING LIGHT
	SCONCE LIGHT
	PORCELAIN SURFACE MOUNTED SOCKET
	CLOSET LIGHT
	UTILITY LIGHT
	EXTERIOR TWIN HEAD FLOOD LIGHT
	UNDER CABINET LIGHT
	COMBINATION FAN/LIGHT
	CEILING FAN
	FAN/LIGHT COMBINATION
	REMOTE COMBINATION FAN/LIGHT
	TAPE LIGHT
	GARAGE DOOR OPENER W/ KEYPAD

	SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	TIMER SWITCH
	JAMB SWITCH
	DUPLEX OUTLET
	G.F.C.I. DUPLEX OUTLET
	OUTDOOR G.F.C.I. OUTLET
	DEDICATED CIRCUIT DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	QUAD OUTLET
	FLOOR OUTLET
	220 VOLT DUPLEX OUTLET
	PLUGMOLD

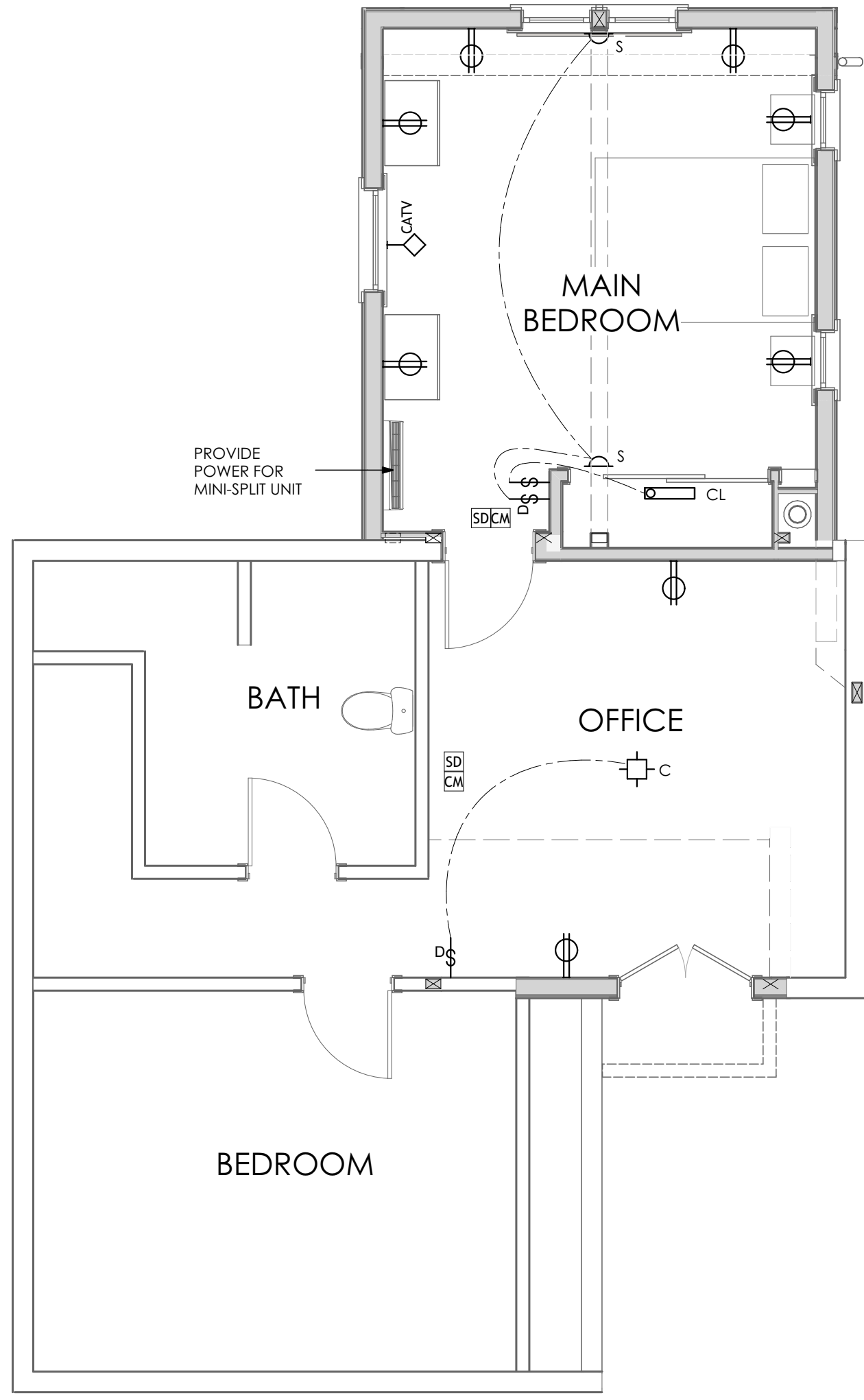
	TELEPHONE CONNECTION
	LAN (ETHERNET) CONNECTION
	CABLE TV/ INTERNET CONNECTION
	PUSH BUTTON SWITCH
	THERMOSTAT
	MOTION SENSOR
	DOORBELL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	KEYPAD



1 BASEMENT ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

PRELIMINARY- NOT  
FOR CONSTRUCTION

Craig Elliott - Residential Design  
36 INDIAN CAMP LANE  
CRAIGELLIOTTSTUDIO@GMAIL.COM  
LINCOLN, MA 01773  
781.439.0817

BEMIS/VANDERHOOF RESIDENCE  
5 GRANT STREET  
MAYNARD, MA

REVISIONS:


ELECTRICAL  
PLANS &  
SCHEDULES

SCALE: 1/4" = 1'-0"

DATE: 8/22/25

PROJECT #: 2401

E1



**TOWN OF MAYNARD**  
**Zoning Board of Appeals: Staff Report**  
195 Main Street · Maynard, MA 01754  
Tel: 978-897-1302 · [www.townofmaynard-ma.gov](http://www.townofmaynard-ma.gov)

**I. Project Information**

<b>Application #</b>	ZBA2506
<b>Project Location</b>	5 Grant Street, Maynard, MA 01754
<b>Property Owner</b>	Eliza Jane M. Bemis, 5 Grant Street, Maynard, MA 01754
<b>Applicant</b>	Same as owner
<b>Type of Request</b>	Special Permit
<b>Zoning</b>	GR
<b>Date App. Received</b>	Nov. 21, 2025

**II. Project Description**

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 left 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).

Petitioners request Special Permit approval under Section 4.1 of the Zoning By-Laws to construct a deck that would extend but not exacerbate the pre-existing nonconforming left side setback (15 feet required, 11.5 feet provided).

**III. Procedural History**

1. Pursuant to Massachusetts General Law Chapter 40A, Section 10, an application for a Special Permit from the Maynard Zoning By-laws was submitted by the above-referenced owner and filed with the Zoning Board of Appeals (ZBA) on .
2. The Special Permit application was accompanied by a plan and survey.
3. A public hearing on the Special Permit application was scheduled for December 22, 2025. The Legal Notice was placed in a paper of local circulation and sent via certified mail to interested parties on December 8 and December 15, 2025.
4. The application documentation and other submitted material were reviewed by Town Staff.

**IV. Regulatory Framework**

**a. State Statute**

M.G.L. Chapter 40A, implemented locally by Section 10.4.2 of the Maynard Protective Zoning By-Law (ZBL), states that to grant a Special Permit, the Board must make a finding that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in the ZBL, the determination shall include consideration of each of the following:

1. Social, economic, or community needs which are served by the proposal.
2. Traffic flow and safety, including parking and loading.
3. Adequacy of utilities and other public services.
4. Neighborhood character and social structures.
5. Impacts on the natural environment.
6. Potential fiscal impact, including impact on town services, tax base, and employment.

#### **b. Recent Court Interpretations and Rulings**

This application is for a Special Permit (opposed to a Variance). Town Counsel in coordination with the Building Commissioner, has advised that in situations where an existing non-conformity is extended or increased by a proposal, a Special Permit is the appropriate mechanism for approvals. Applications proposing the creation of an entirely new non-conformity shall continue to utilize the Variance process for approval requests.

### **V. Staff Analysis**

#### **a. Dimensional Requirements and Proposed Conditions**

If granted, the applicant's request would allow renovations to the property that would extend the existing front setback nonconformity:

Table 1. Dimensional Requirement and Proposed Conditions (nonconformities colored **red**)

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Min. Lot Area</b>	7,000 sqft.	<b>4,675 sf.</b>	<i>No change</i>
<b>Max. Building Coverage</b>	40%	+/-15%	+/-21%
<b>Setback Side Right (E)</b>	15 feet	17.7ft	15.6ft
<b>Setback Side Left (W)</b>	15 feet	<b>11.6ft</b>	<b>11.5ft</b>
<b>Setback Front</b>	25 feet	<b>13.9ft</b>	<i>No change</i>
<b>Setback Rear</b>	15 feet	45ft	29 feet

#### **b. Internal Review**

Building Commissioner	<i>No comment.</i>
Conservation Agent	<i>No comment.</i>
Health Director	<i>No comment.</i>
Town Engineer	<i>No comment.</i>
Police	<i>No comment.</i>
Fire	<i>No comment.</i>

### **VI. Action Required**

1. If the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the characteristics of the site, and of the proposal in relation to that site. The determination shall include consideration of each of the following:

- a. Social, economic, or community needs.
- b. Traffic/parking.
- c. Adequacy of public services.
- d. Neighborhood character.
- e. Impacts on the environment.
- f. Fiscal impact.

*Describe how each criterion is considered*

- 2. Identification of any project site-specific conditions of approval(s) deemed appropriate to address as a condition of approval by the board. These may include but are not limited to:
  - Renewal times
  - Hours
  - Traffic
  - Noise
  - Lighting
  - Aesthetics
  - Odors/fumes
  - Signage
  - Activity specifically prohibited
- Screening
- 3. Board Vote:
  - a. finding that the above-referenced criteria has been met by the ZBA's determination as described.
  - c. granting a Special Permit for the construction of a deck which would extend but not exacerbate the existing nonconforming west side setback.

## **VII. General Conditions**

### **a. Recording of Decision and Approved Plans:**

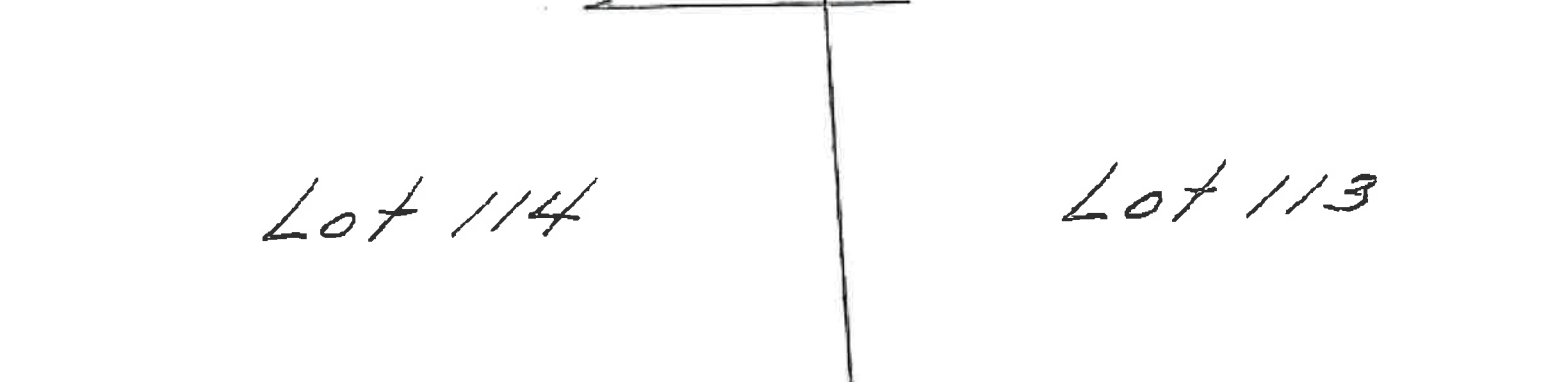
The Applicant shall file this decision with the Middlesex South District Registry of Deeds (or Land Court if registered land) and a copy of the decision stamped with the recording information (Book/Page or Land Court document number) shall be provided to the Building Department.

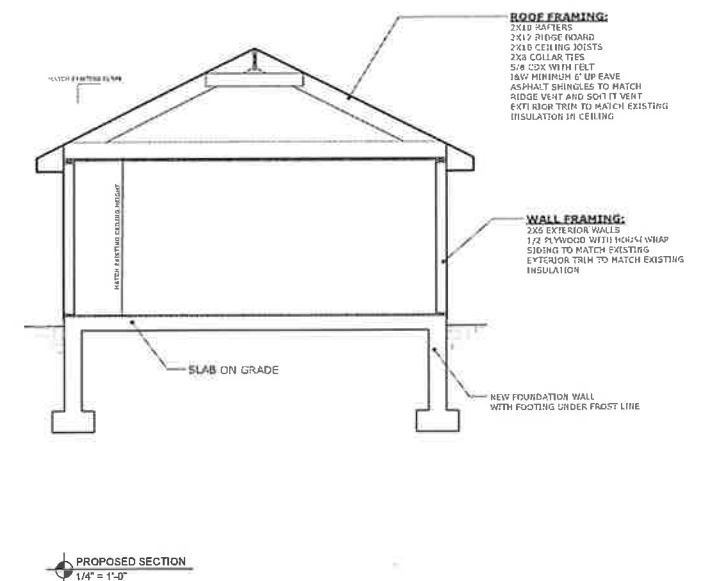
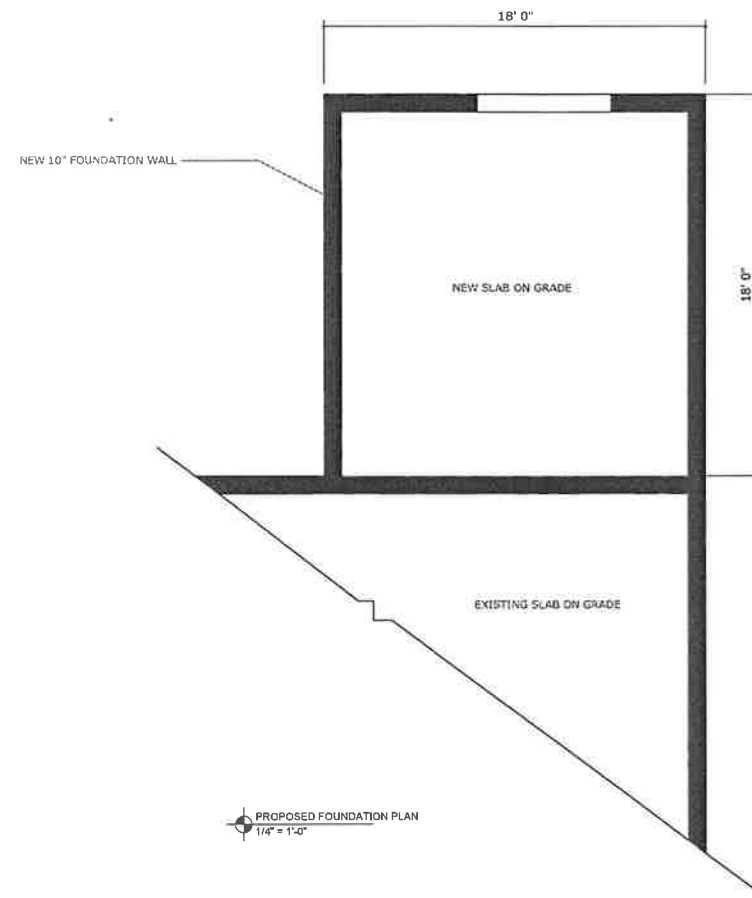
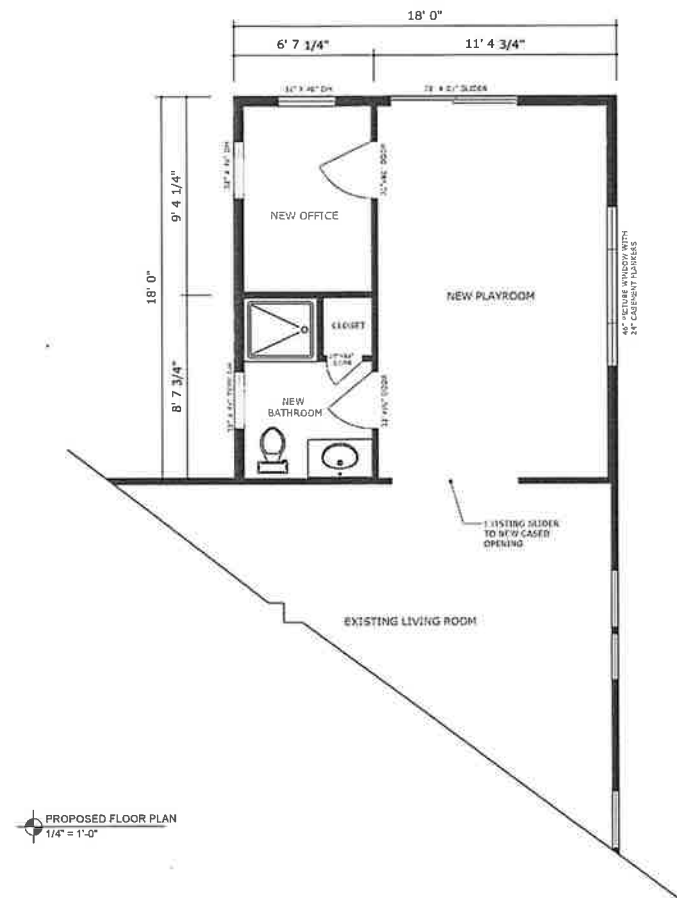
### **b. Appeals**

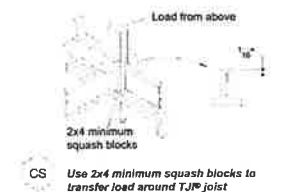
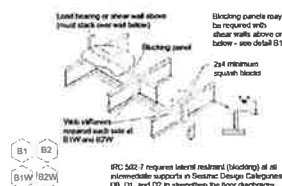
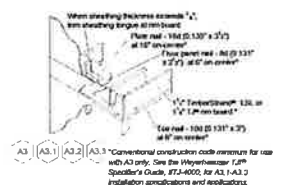
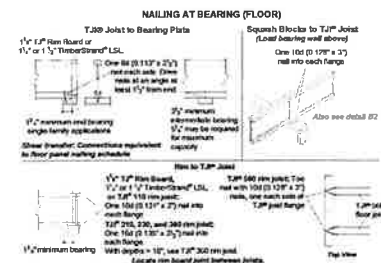
Appeals shall be made within twenty (20) days after the date of filing this decision in the Office of the Town Clerk directly to a court of competent jurisdiction in accordance with the provisions of M.G.L., Chapter 40A, Section 17.

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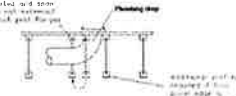
**WEB STIFFENER ATTACHMENT**

$C_{st} = \frac{1}{2} \times \text{maximum}$   
 $C_{st} = \frac{1}{2} \times \text{maximum}$   
 $W = \text{width of stiffener}$   
 $t = \text{thickness of stiffener}$   
 $a = \text{distance from stiffener centerline to beam edge}$   
 $b = \text{distance from stiffener centerline to weld line}$

\* 1/4" gap between stiffeners, and an 8" gap between stiffeners and stiffener flange (if stiffener is not full length of beam flange)

Depth	Minimum Web	Stiffener Width	Stiffener Thickness	Number of Stiffeners
T <sub>st</sub> Joist Section	(in.)	80/100mm Series	(in.)	
110	A1	$\frac{1}{2} \times 4 \times \frac{1}{4}$	1/4	3
230 & 380	A2	$\frac{1}{2} \times 4 \times \frac{1}{4}$	1/4	3
580	A3	$\frac{1}{2} \times 4 \times \frac{1}{4}$	1/4	3
2000	12"	$2 \times 4 \times \frac{1}{4}$	1/4	4
	20"	$2 \times 4 \times \frac{1}{4}$	1/4	4
	24"	$2 \times 4 \times \frac{1}{4}$	1/4	6
	30"	$2 \times 4 \times \frac{1}{4}$	1/4	6

(1) PSI Joist Attachment from steel joist  
 (2) PSI Joist Attachment from steel joist  
 (3) PSI Joist Attachment from steel joist  
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 (100) PSI Joist Attachment from steel joist



\*Subfloor adhesive will improve floor performance, its use will be required.

<sup>22</sup>Squash blocks and birchlog panels carry stained vertical boards (details B1 and B2). Parthenon and the

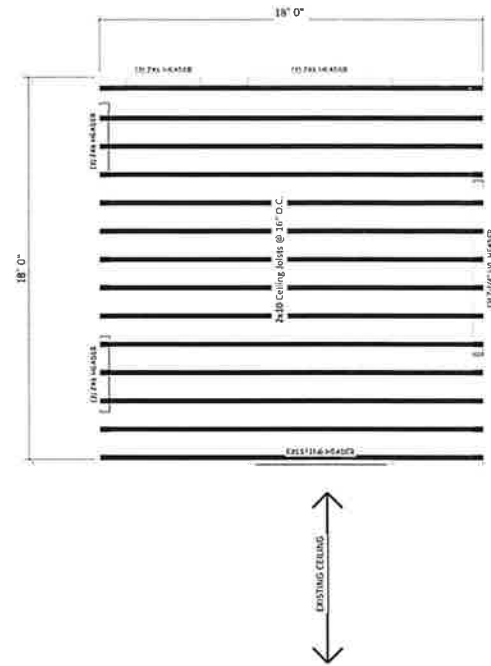
of a TJP (not with web visitors) is not a substitute for squash blocks or blocking panels.

<sup>10</sup> When joists are double-d at non-load bearing parallel partitions, space joists span the width of the wall for

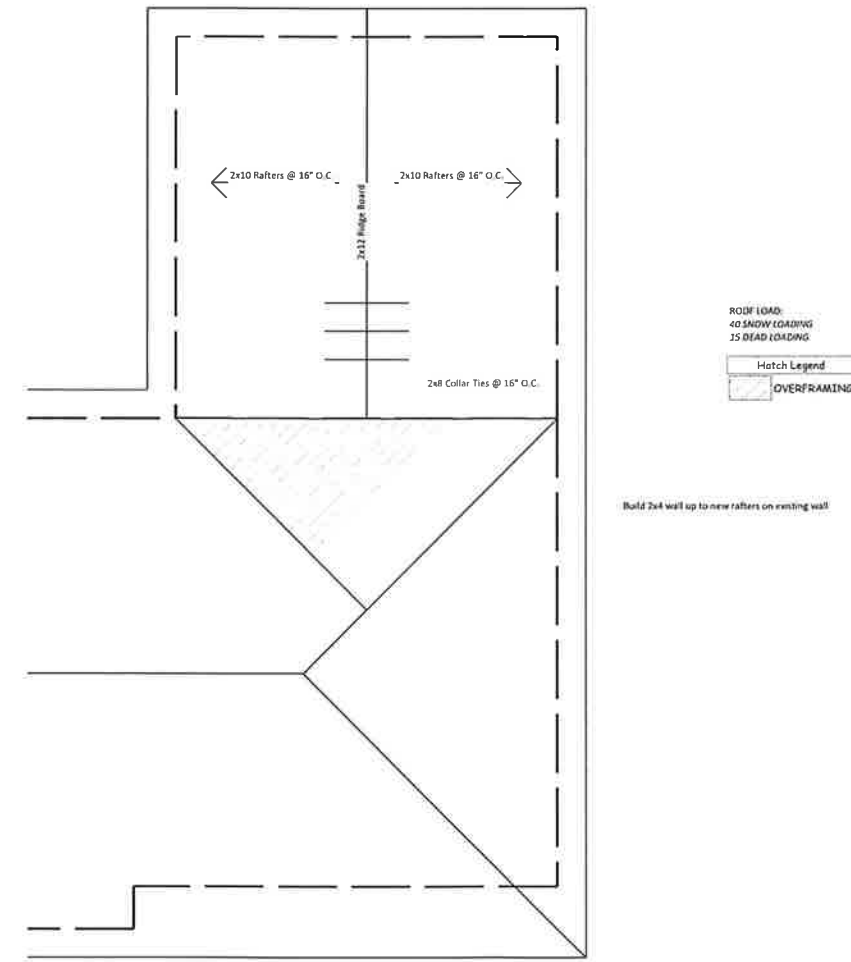
\* Additional cost of electrical flow (see detail)

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## CEILING FRAMING



## ROOF FRAMING



<b>Arlington Coal &amp; Lumber</b> 41 Park Avenue Arlington, MA 02476 PHONE: 800-543-8151 FAX: 781-643-7414 www.arlcoal.com	
<b>Sudbury Lumber Company</b> 28 Union Avenue Sudbury, MA 01575 PHONE: 800-385-1460 FAX: 978-442-1720 www.sudburylumber.com	
<b>Wilmington Builders Supply</b> 334 Main Street Wilmington, MA 01897 PHONE: 800-724-6500 FAX: 978-442-2444 www.wilmingtonbuildersupply.com	
<b>Chelmsford Lumber Company</b> 201 Boston Rd Chelmsford, MA 01824 EMAIL: mls@chelmsfordlumber.com PHONE: 978-254-0073 www.chelmsfordlumber.com	

<h1 style="margin: 0;">Arlington Coal &amp; Lumber - Sudbury Lumber - Wilmington Builders Supply - Chelmsford Lumber</h1>																											
CEILING AND ROOF FRAMING  6 GUYARD ROAD MAYNARD MA	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; border-bottom: 1px solid black;">REV:</td> <td style="width: 15%; border-bottom: 1px solid black;">BY:</td> <td style="width: 15%; border-bottom: 1px solid black;">DATE:</td> <td style="width: 55%;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">1</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td></td> </tr> <tr> <td style="border-bottom: 1px solid black;">2</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td></td> </tr> <tr> <td style="border-bottom: 1px solid black;">3</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td></td> </tr> <tr> <td style="border-bottom: 1px solid black;">4</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td></td> </tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; border-bottom: 1px solid black;">DRAWN BY:</td> <td style="width: 30%; border-bottom: 1px solid black;">SCALE:</td> <td style="width: 40%; border-bottom: 1px solid black;">DATE:</td> </tr> <tr> <td style="border-bottom: 1px solid black;">AS</td> <td style="border-bottom: 1px solid black;">1/4" = 1'-0"</td> <td style="border-bottom: 1px solid black;">10/21/2025</td> </tr> </table>	REV:	BY:	DATE:		1				2				3				4				DRAWN BY:	SCALE:	DATE:	AS	1/4" = 1'-0"	10/21/2025
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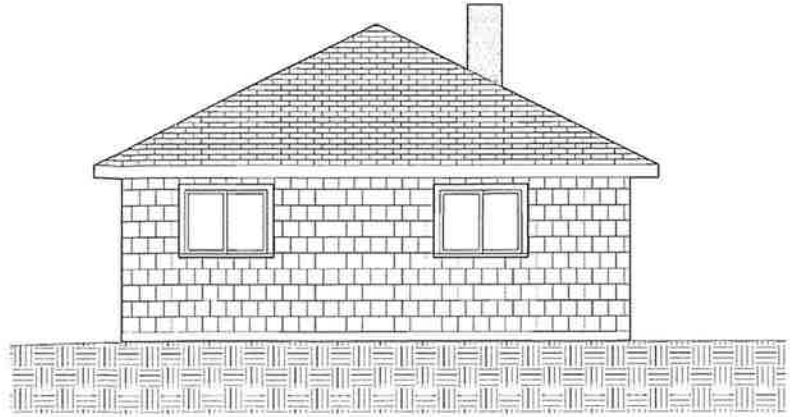
  

Job Number N/A	<b>Sheet:</b> <b>1 of 1</b>
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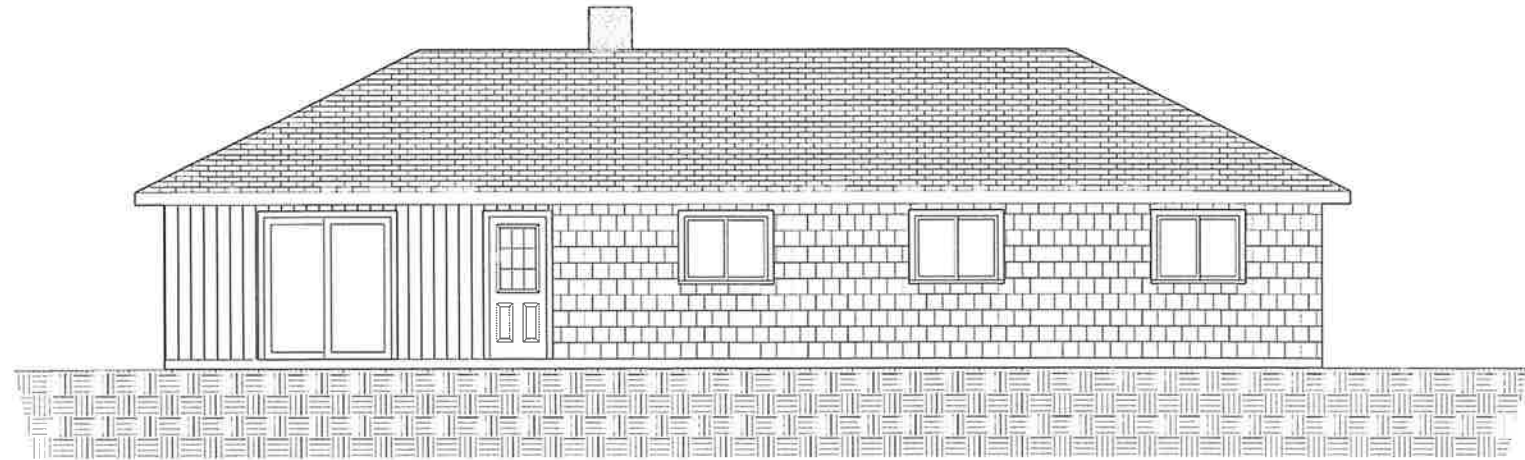




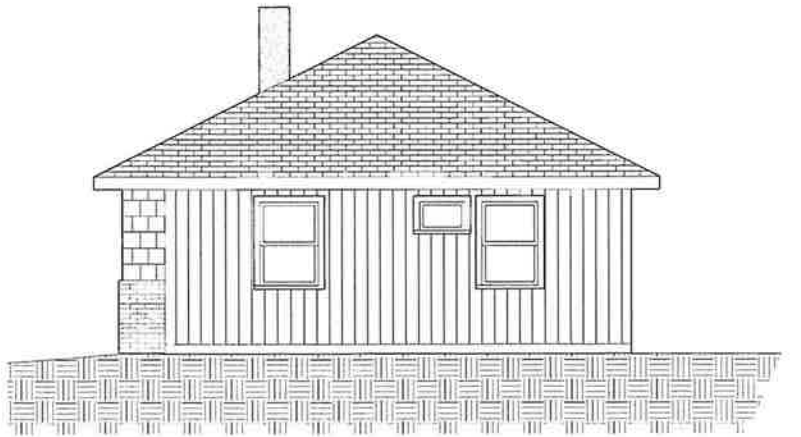
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EXISTING LEFT ELEVATION  
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EXISTING REAR ELEVATION  
1/4" = 1'-0"



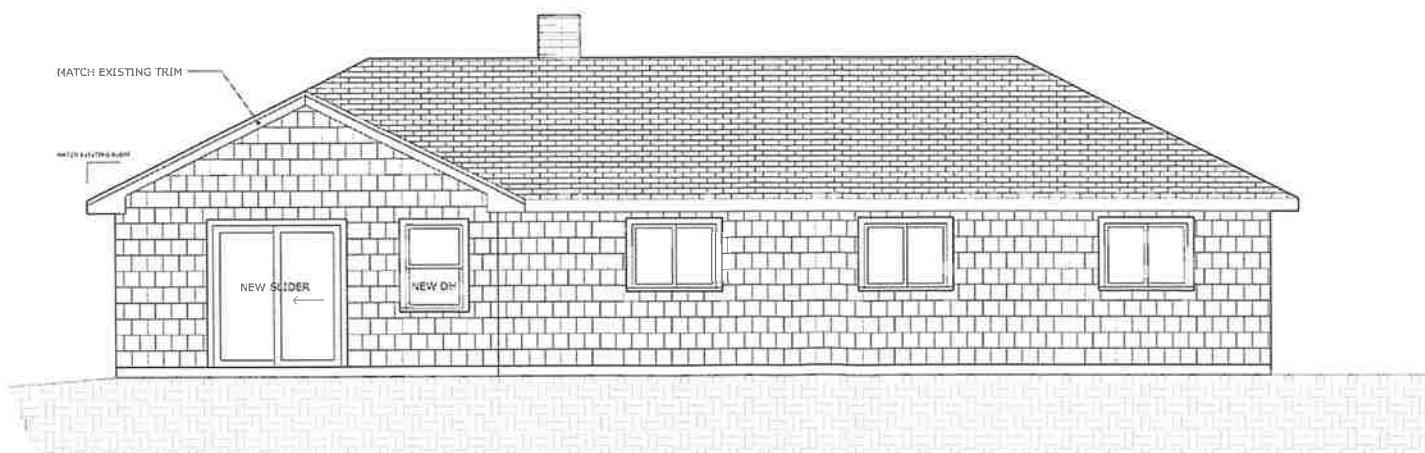
EXISTING RIGHT ELEVATION  
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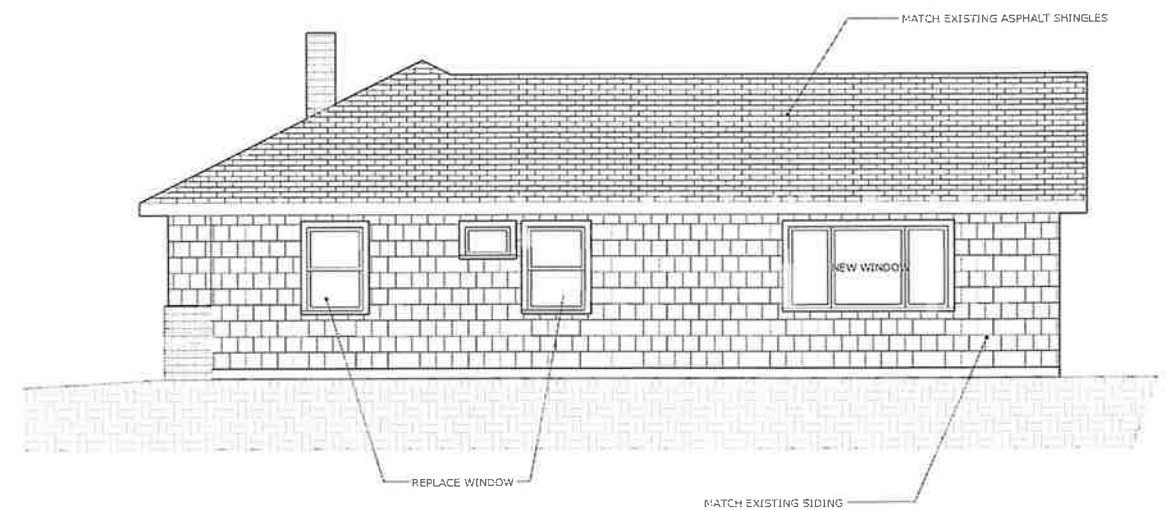
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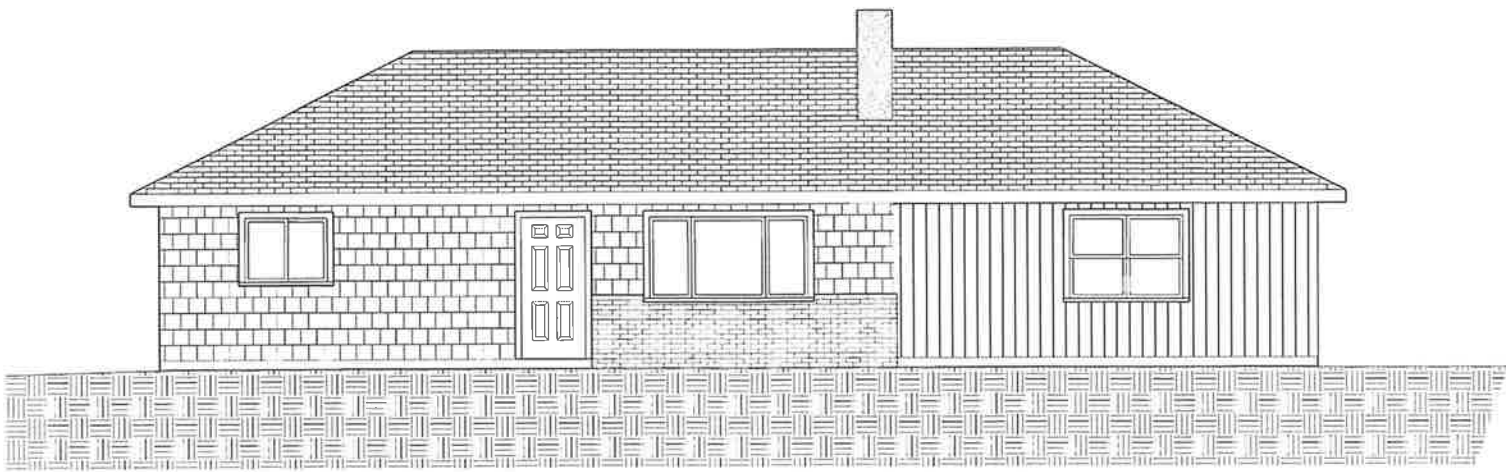
PROPOSED LEFT ELEVATION  
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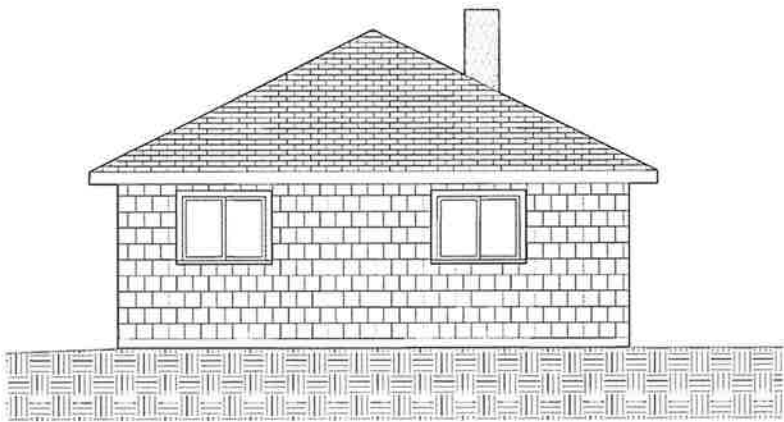
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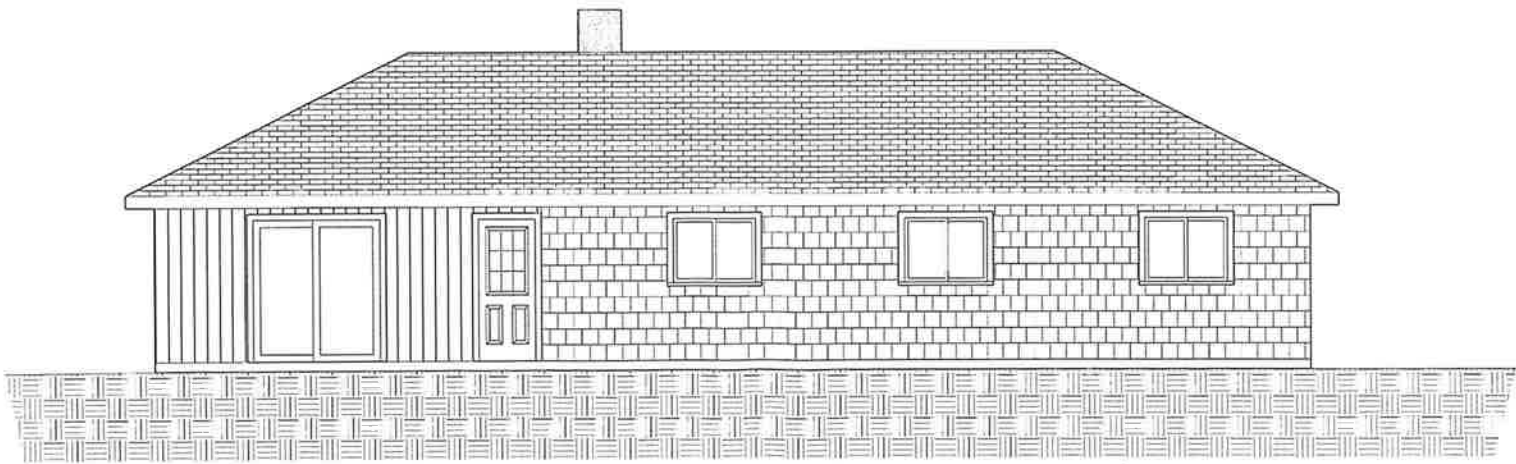
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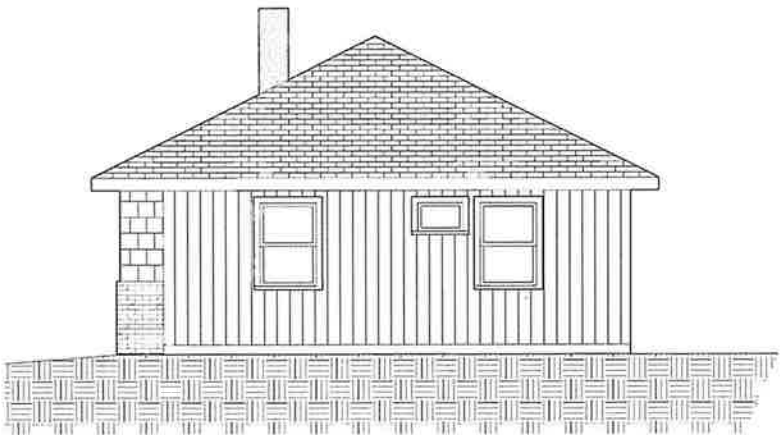
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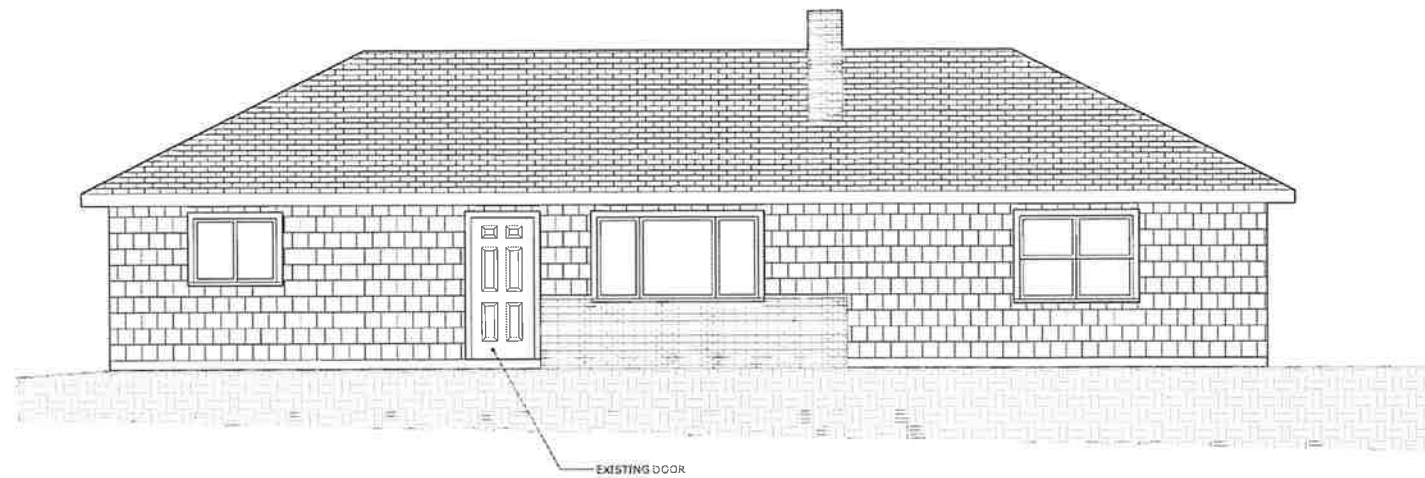
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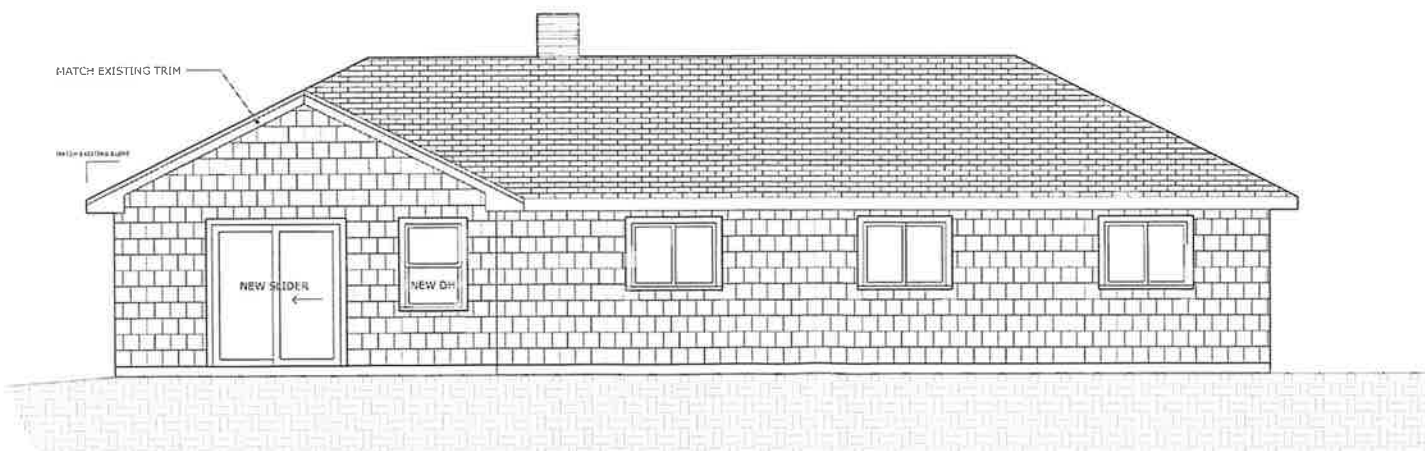
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PROPOSED LEFT ELEVATION  
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PROPOSED REAR ELEVATION  
1/4" = 1'-0"



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:

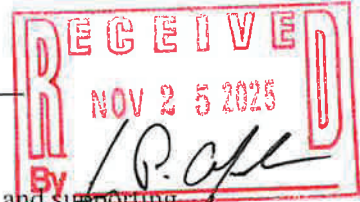
**TOWN OF MAYNARD**

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](http://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.



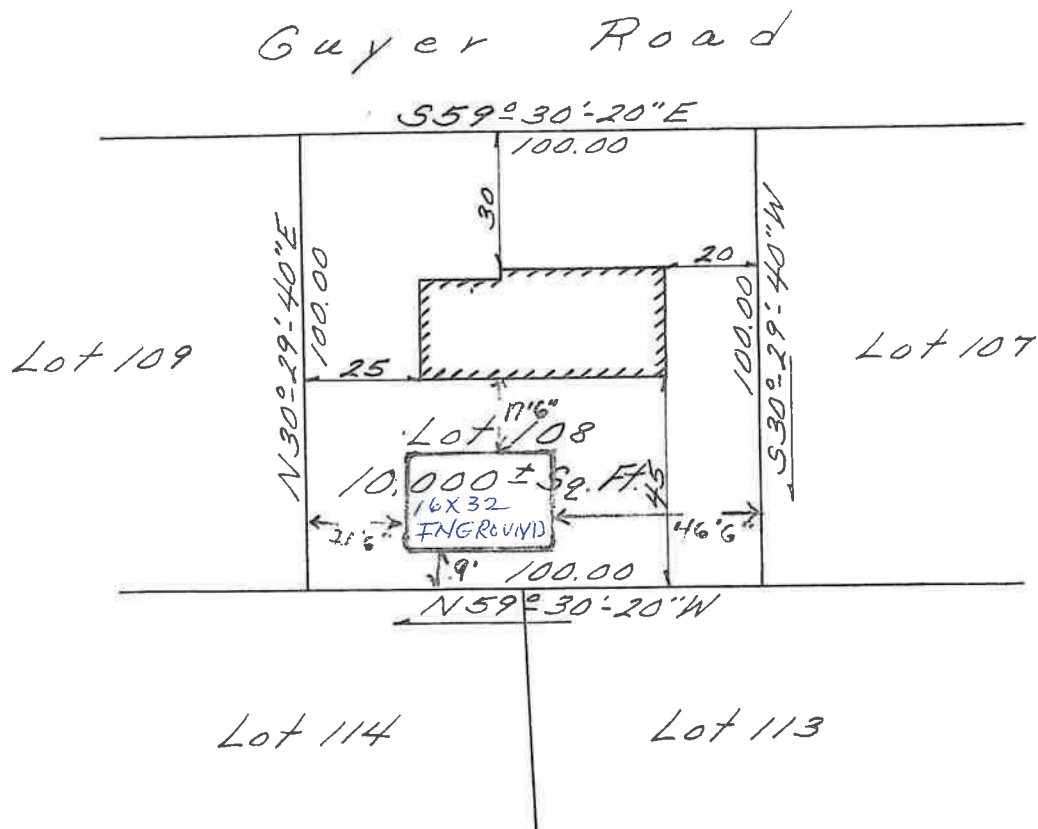
PLOT PLAN OF LAND IN  
MAYNARD, MASS.

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)**

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**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

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**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.