

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 Aygül Balcio glu, 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.