



Town of Maynard Conservation Commission

Tuesday, January 13, 2026 at 6 PM

*Pursuant to Chapter 20 of the Acts of 2022, this meeting will be
conducted via remote means. Chair: Susan Erickson
Posted by: Zoe Piel, Conservation Agent & Assistant Town Planner*

Commission Members Present: Chair Susan Erickson, M. John Dwyer, Steve Smith, Sarah Measures, Page Czepiga

Town Staff/Consultants: Zoe Piel, Conservation Agent & Assistant Town Planner

Others Present: Matt Jancek, 11 Pleasant St.

Meeting called to order at 6:00pm by Conservation Commission Chair Susan Erickson.

1. Meeting Opening

The meetings will be conducted with decorum. This means that the members of the Commission and the public are required to respect each other at all times. We may not always agree with one-another, but we can work to resolve differences with patience and understanding. As a member of the public, you are encouraged to participate in the meeting. To ensure the meeting proceeds in an orderly manner, please follow these procedures

- If you wish to comment or ask a question of the Commission:
- Raise your digital hand once the Chair has opened up the meeting for public comment.
- When you are recognized to speak, please state your name and address.
- Direct all comments/questions to the Commission through the Chair.
- In the interest of time, limit your questions and statements to two (2) minutes.
- Limit your statements/questions to the topic at hand.
- Talk ONLY about issues that are under the jurisdiction of the Wetlands Protection Act.

2. Public Hearing: NOI 11 Pleasant Street

Public hearing relative to a filing of Notice of Intent under the Massachusetts Wetlands Protection Act and the Maynard Wetlands Bylaw and associated Regulations, filed by owners Matthew and Frederica Jancek, 11 Pleasant Street, Maynard, MA 01754 for the property located at 11 Pleasant St., Maynard, MA 01754. Applicants propose demolition of existing Accessory Dwelling Unit (ADU), stairs, and stone wall, and construction of a new ADU, new workshop building, permeable geogrid, and rain gardens within the 200-foot Riverfront Area and the 100-foot Buffer Zone to a Bordering Vegetative Wetland.

- Ms. Piel reported to the Commission that the abutter mailings had been completed earlier that week, and that the project had not yet received a filing number from DEP.
- Mr. Jancek was present at the meeting to schedule a site visit with Commissioners present. A date for this site visit was scheduled for the coming week, prior to the next Commission meeting.
- Mr. Smith moved to continue the public hearing until the meeting of January 27, 2026. Chair Erickson seconded the motion. **The motion carried unanimously.**

3. Public Hearing: DEP#213-0303 - 14-16 Hillside Street (Continued From 12/23/2025)

Public hearing relative to a filing of Notice of Intent under the Massachusetts Wetlands Protection Act and the Maynard Wetlands Administration Bylaw and associated Regulations, filed by Pursuit of Happiness LLC, 29 Babe Ruth Drive, Sudbury, MA 01776, for the property at 14-16 Hillside Street, Maynard, MA 01754. The subject property is within the 200-foot Riverfront Area and the 100-foot Buffer Zone of a Bordering Vegetated Wetland. The proposed alterations, related to the renovation of the subject property from a single-family home into a three-unit apartment house, include creation of a rear deck and a new impervious parking area for five (5) cars in the rear of the property.

- Ms. Piel related to the Commission that the applicant contacted her earlier in the week and requested permission to dig soil test pits on the property, in order to complete the stormwater analysis. Ms. Piel informed him that this activity was allowed relative to Conservation regulations, and referred him to the Department of Public Works for a trench permit.
- Mr. Smith moved to continue the public hearing until the meeting of January 27, 2026. Mr. Dwyer seconded the motion. **The motion carried unanimously.**

4. Minutes of the Dec. 23, 2025 Meeting

- Mr. Smith moved to approve the minutes of December 23, 2025. Ms. Czepiga seconded the motion. **The motion carried unanimously.**

5. Agent Updates

- Ms. Piel reported that she and Chair Erickson attended a recent meeting of the Community Preservation Committee to answer questions about the request for CPC funding for Conservation land acquisition. She noted that Committee members stated that additional funds might be borrowed if necessary for land acquisition. Between this funding source and the offer made previously by the Sudbury Valley Trustees, Ms. Piel stated that it might be possible for Conservation to acquire the land at 182 Parker Street, should it become available.
- Chair Erickson inquired about the status of the Order of Conditions at 86 Powder Mill Road (Assabet Co-Op Market), which had previously been extended and was now expired. Ms. Piel said she would follow up with Co-Op General Manager Sam McCormick, and determine whether an additional extension would be necessary.

Meeting Close: Mr. Smith moved to adjourn the meeting. Mr. Dwyer seconded the motion. **The motion carried unanimously.**

Chair Erickson called the meeting to a close at 6:17PM.