

Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
February 27, 2025 – 7:00 p.m.
(Held remotely via Zoom)

ZBA Board Members Present: Paul Scheiner – Chair; Leslie Bryant; Jerry Culbert; John Courville; and Brad Schultz (Alternate).

Others Present: Bill Nemser – Planning Director

Called to Order at 7:05 p.m. by Chair Scheiner. The board members introduced themselves.

1. Meeting Minutes of November 25, 2024

Chair Scheiner made one correction to a Board member's name.

Ms. Bryant made a motion to accept the minutes of the August 26, 2024 meeting of the Zoning Board of Appeals as amended. Mr. Culbert seconded the motion.

The Board voted unanimously by roll call to accept the minutes.

2. Public Hearing - 20 Walcott Street

Application filed by owners James Rohr and Rebecca Solomon, 20 Walcott Street, Maynard, MA 01754 seeking Special Permit approval to construct additions to the front and side of the property which would extend the existing nonconforming northerly front setback (25 feet required, +/- 10 feet provided), and easterly front setback (25 feet required, +/- 13.3 feet provided). The subject property, 20 Walcott Street, Maynard, MA, 01754 is a pre-existing nonconforming single-family dwelling on a nonconforming lot (due to insufficient frontage, lot area, lot width, front setback, and side setbacks) located in the General Residence district.

The couple has lived in Maynard for 22 years and raised their children here. Last April they had an electrical fire in the basement, which caused extensive smoke damage and requires renovations to the house. They would like to convert a screened in porch to a four-season space; add a screened-in deck on the rear of house and take down the existing garage. They have been working with their architects and town officials to ensure their project is compliant with local bylaws.

Mr. Nemser clarified that the property is non-conforming because of the size of the lot. The existing garage is too close to the side property line, so it will be taken down. All proposed changes will lessen the non-conformity or remain the same. The percentage of lot coverage will decrease as well.

Chair Scheiner opened the meeting to public comment. Peter Hunt, the petitioners' neighbors at 18 Walcott St., spoke in support of the applicants. The proposed changes are in keeping with the neighborhood character and what other residents have already done.

Laurel Buckley of 22 Walcott St. also spoke in support of the application and the changes they propose.

Chair Scheiner closed the public comment period. The Board deliberated using the special permit criteria. Ms. Bryant requested that any new outdoor lighting be Dark Sky compliant. The Board members praised the applications for bringing the property into compliance. The renovations will be fiscally beneficial for the applicants and the town and will improve the neighborhood character.

Ms. Bryant made a motion to grant the special permit to create an extension to the existing non-conforming structure at 20 Walcott St., having found there are no adverse effects that outweigh the benefits to the town. We require that any additional lighting be Dark Sky compliant. Mr. Culbert seconded the motion.

The Board voted unanimously by roll call to approve the motion.

ZBA Updates And Housekeeping

a. Need for Vice Chair and two new members.

Paige Czepiga has left the Board. Mr. Schultz is interested in being a full member. The Board is seeking two alternates and a Vice Chair. Mr. Culbert volunteered for the position of Vice Chair.

Mr. Schultz seconded the motion to nominate Mr. Culbert for the position of Vice Chair.

The Board voted unanimously by hand to adopt the motion.

b. ZBA Rules and Regulations.

The Rules and Regulations will codify the processes of the ZBA and clarify some of the procedural elements. It will aid in describing requirements such as the Dark Sky guidelines. Chair Scheiner and Mr. Nemser are working on a draft and will share it with the Board.

c. Residential Zoning Group update.

Mr. Schultz gave a brief update on the work he has been doing with the town maps. The data will be integrated into the GIS system.

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

The Board voted unanimously by hand to close the meeting.

The meeting was closed at 8:27 p.m.