

Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
June 16, 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; Daniel Cormier, applicant

Called to Order at 7:00 p.m. by Chair Scheiner. The board members introduced themselves.

Public Hearing: 30-32 Walnut Street (Continued From 05.21.25)

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owner Daniel Cormier, 30-32 Walnut Street, Maynard, MA 01754. The subject property, 30-32 Walnut Street, is a two-family dwelling located in the General Residential (GR) zoning district. Per Sections 3.1.2 and 8.3 of the Maynard Protective Zoning By-Laws, the applicant seeks Special Permit approval to operate an Accessory Home-Based Business (Type-B) at 30-32 Walnut Street, and to allow overnight outdoor parking of two additional commercial vehicles associated with this business on the property

Mr. Courville has recused himself from this hearing. Therefore, the vote would have to be unanimous with four voting members in the absence of Ms. Downing, who joined the meeting late. The Board members decided to commence the discussion and update Ms. Downing when she joined the meeting.

Chair Scheiner opened the Hearing. At the last meeting on May 21, 2025, Mr. Cormier presented his application. A site visit was conducted by the ZBA the evening of June 16 prior to the hearing. The Board found three commercial vehicles, a riding lawn mower, a small tractor, and piles of debris and dirt. There was a lengthy discussion of what adjustments can be made to make it look like a residential property and not a commercial business storage yard.

Mr. Cormier stated that he has made a lot of improvements to the house, including painting it. A lot of the equipment on the property exists because he fixes his own house and from a family-owned mechanic business that closed. It is not associated with his current handyman business. He has moved a lot of equipment already and plans to sell a lot of it.

Ms. Downing joined the meeting at approximately 7:32 p.m. Chair Scheiner provided a summary of the site visit to the property.

One of the trucks is being used for waste collection. Chair Scheiner asked the applicant to contact the fire department about getting a permit for that. The Board made several recommendations including reducing the number of vehicles, clearing out the debris and planting trees for screening. Mr. Cormier agreed to try to alleviate the Board's concerns.

Mr. Schultz recommended that Mr. Cormier:

- Reduce the number of commercial vehicles to one.
- Screen the tractor from view
- Clear any visible debris piles

Ms. Bryant made a motion to continue the hearing for 30-32 Walnut Street to July 28, 2025 with a site visit to the property at 6:15 p.m., followed by a hearing of the Board at 7 p.m. Mr. Culbert seconded the motion.

The Board voted unanimously to approve the motion.

Public Hearing: 25 Garfield Ave.

(Continued From 05.21.25) Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owners Tete and Elizabeth Cobblah, 25 Garfield Ave., Maynard, MA 01754.

Ms. Bryant made a motion to continue the hearing for 25 Garfield Ave to July 28, 2025 at 7:30 p.m., as the applicant was not present. Ms. Downing seconded the motion.

The Board voted unanimously to approve the motion.

ZBA Updates

The Zoning Board of Appeals is drafting a set of rules and regulations for conducting meetings. Chair Scheiner, Mr. Nemser and Ms. Piel are working on the draft.

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

The Board voted unanimously by hand to close the meeting.

The meeting was closed at 8:37 p.m.