

Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
July 28, 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 7:03 p.m. by Chair Scheiner. The board members introduced themselves.

Meeting Minutes

The board members reviewed the minutes of 5.21.2025 and 6.16.2025 and made minor corrections.

Ms. Bryant made a motion to approve the minutes of 5.21.2025 as amended. Mr. Culbert seconded the motion.

The motion passed unanimously.

Ms. Bryant made a motion to approve the minutes of 6.16.2025 as amended. Mr. Culbert seconded the motion.

The motion passed unanimously.

Public Hearing: 30-32 Walnut Street (Continued From 06.16.25)

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 discussion. Mr. Cormier described several improvements to the property including removing items and general neatening of the yard. The Board members have visited the property.

Mr. Schultz asked if Mr. Cormier had moved the tent to comply with setback requirements. He has resolved the issue by purchasing a smaller tent.

Ms. Bryant asked what would be done with the area of sand. He stated that it is loam, and he'll keep it mowed.

Mr. Culbert said that property looks like it's being used commercially. There are ladders resting against the house. Mr. Nemser suggested screening the ladders or putting them at the rear of the property. Mr. Scheiner added that you could hang them on the fence.

Chair Scheiner asked about the tractor and how that could be hidden from view. Section 8.3, Accessory Home-Based Business Activities of the Zoning Bylaws were reviewed for items that impact this application. Of concern were outdoor storage of items like ladders, the number of commercial vehicles, and the residential character of the neighborhood. Board members felt that the property was not in keeping with a residential area.

Chair Scheiner suggested that the Board draft their findings for review at the next meeting.

Ms. Bryant made a motion to continue the Hearing to August 25, 2025 at 7 p.m., which was seconded by Mr. Culbert.

The motion passed unanimously.

Mr. Culbert made a motion that a site visit will take place on August 25, 2025 from 5:30-6:30 p.m., which was seconded by Ms. Bryant.

The motion passed unanimously.

Public Hearing: 25 Garfield Ave. (Continued From 06.16.25)

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.

The subject property, 25 Garfield Ave., is a pre-existing nonconforming single-family dwelling, due to insufficient front setback (25 feet 3. required, 13.9 feet provided). The home is located on a nonconforming lot in the S-1 Single Family zoning district. The nonconformity is due to insufficient lot size (10,000 s.f. required, 8,000 s.f. provided) and insufficient frontage (100ft required, 80ft provided). The applicants are requesting a Variance granting relief from Section 4 of the Zoning By-laws, to construct an addition to the property that would extend the existing nonconforming front setback and create a new nonconformity by exceeding building coverage limits (15%/1,200 sf. allowable, 21.3%/1,703 sf. proposed).

Chair Scheiner opened the Hearing. Ms. Piel shared the amended plans. The addition has been reduced in size to 423 sf., which is 2.275% over the lot coverage limit of 15%. The change will not add to nonconformity and only affects the coverage amount. The Board discussed the unique challenges of some of the lots in the S1 zoning district. Two abutters have previously spoken in favor of the application.

Ms. Bryant made a motion to grant relief from Section 4 of the Zoning Bylaws to construct an addition to the property at 25 Garfield Road to extend the existing nonconforming front setback and create a new nonconformity by exceeding the building coverage limit. The Board finds that there are inconsistencies in the neighborhood in terms of zoning, and the request of the homeowner is deemed to be de minimis. The literal enforcement of the provision of the ordinance or bylaw would involve substantial hardship, financial or otherwise to the petitioner. The desirable relief may be granted without substantial detriment to the public good without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw, given that the lot is of small size, and is a corner lot not abutted by other residences on two sides. Mr. Culbert seconded the motion.

The Board voted unanimously in favor of the motion.

Election of Board Members

Ms. Bryant made a motion to nominate Mr. Scheiner for position of Chair and Mr. Schultz as Vice-Chair of the Zoning Board of Appeals for 2025-2026. Ms. Downing seconded the motion.
The Board voted unanimously in favor of the motion.

Ms. Bryant made a motion that the Chair can sign decisions on the Board's behalf, seconded by Ms. Downing.

The Board voted unanimously in favor of the motion.

ZBA Updates

Chair Scheiner, Mr. Nemser and Ms. Piel are working on a set of guidelines to inform applications to the ZBA, including special permits. The goal is to give applicants an idea of the process and things that may be considered. The Board will meet to discuss this in the coming months.

Mr. Culbert moved to adjourn the meeting, seconded by Mr. Schultz.

The Board voted unanimously to close the meeting.

The meeting was closed at 9:54 p.m.