



TOWN OF MAYNARD
MASSACHUSETTS
Office of the Town Clerk

PLANNING BOARD & ZONING BOARD OF APPEALS
CERTIFICATE OF NO APPEAL

Petition No. **ZB22-07**

Applicant: **Leslie Zelansky**

Address: **9 Pine Hill Road**
 Maynard, MA 01754

Property address: **9 Pine Hill Road**
 Maynard, MA 01754

Parcel Number: **Map 10, Lot 92**

I, Dianne M. Reardon, the Town Clerk of the Town of Maynard, Massachusetts hereby certify that the Decision of the **Maynard Zoning Board** for the **Petition # ZB22-07** outlined above has been received and recorded at this office on August 3, 2022, and no appeal was received and recorded at this office and no appeal was received during the twenty (20) days next after such receipt and recording of said notice.

Date: **August 23, 2022**

Attest:

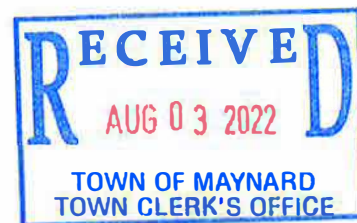
Dianne M. Reardon
Maynard Town Clerk



TOWN OF MAYNARD
Zoning Board of Appeals
Office of Municipal Services

195 Main Street
Maynard, MA 01754
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Findings and Decision

Project Name: 9 Pine Hill Road
Petition No: ZB 22-07
Petition Type: Special Permit Request
Property Owner/Applicant: Leslie Zelansky
9 Pine Hill Road, Maynard, MA 01754
Description of Request: Special Permit "Home Occupation" use - (Dog training)
Map & Lot # Map 10, Lot 92
Current Zoning: Single Residence District 2 (S2)
Lot Size: 37,062 Square Feet
Application Date: April 22, 2022

Description of Request: The applicant requested a Special Permit to allow a "Home Occupation" use (dog training) in the S-2 Zoning District.

I. Procedural History

- a. Pursuant to Massachusetts General Law Chapter 40A, Section 10, an Application for a Special Permit per the ZBL was submitted by the above-referenced owner and filed with the Zoning Board of Appeals (ZBA) on April 22, 2022.
- b. A remote public hearing on the Application was opened and closed on July 25, 2022 (the meeting was originally scheduled for June 27, 2022 but was continued due to technical difficulties). Notice of the Public Hearing was published in the Metrowest Daily News on May 12, 2022, and May 19, 2022, and sent to parties in interest, as required by statute, by certified mail, return receipt requested, according to the Assessor's Certified Abutters List.
- c. The application documentation and other submitted material were reviewed by Town Staff. There were no staff objections to the application.
- d. At the public hearing, there were no public comments in opposition to the application.

II. Regulatory Framework

Section 10.4.2 of the ZBL states that to grant a Special Permit, the Board must make a finding that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in the ZBL, the determination shall include consideration of each of the following:

- a. Social, economic, or community needs which are served by the proposal.
- b. Traffic flow and safety, including parking and loading.
- c. Adequacy of utilities and other public services.
- d. Neighborhood character and social structures.
- e. Impacts on the natural environment.
- f. Potential fiscal impact, including impact on town services, tax base, and employment

III. Vote of the Board and Decision


The ZBA deliberated and determined that the request meets the criteria as detailed above in Section II.

Jerry Culbert made a motion to approve the Application for a Special Permit to allow a "Home Occupation" use (dog training) in the S-2 Zoning District at 9 Pine Hill Road, which was second by Leslie Bryant, with the following conditions:

1. Off-street parking shall be provided for customers.
2. Boarding of dogs is not permitted.
3. Group training is limited to five (5) dogs per session and limited to a maximum of four (4), one (1) hour session per week. Individual dog training sessions are not limited.
4. Hours of operation on premises shall be:
 - Monday through Friday - 9:30AM-5:00PM.
 - Saturday - 9:30AM-2:00PM.
 - No business activity on Sunday.
5. The Special Permit is valid for one (1) year from the effective date. Upon renewal, the ZBA will evaluate any impacts and consider granting a Special Permit for a longer period.

The Board voted as follows ("Y" to approve):

Paul Scheiner	Y
Leslie Bryant	Y
Jerry Culbert	Y
Page Czepiga	Y
Brad Schultz	Y


Paul Scheiner, Chair
For the Zoning Board of Appeals

8/2/2022
Date

****NOT VALID UNTIL CERTIFIED BY THE TOWN CLERK OF MAYNARD****

In accordance with Sec. 11 of Ch. 40A of Massachusetts General Law, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Maynard Town Clerk, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Attest: _____

Date: _____

Dianne Reardon, Town Clerk

Please note: this Decision must be recorded with the Registry of Deeds prior to applying for building permits.