

OCT 23 2024

Town Clerk's Office  
Maynard, MA 01754

**TOWN OF MAYNARD**  
**Zoning Board of Appeals**  
 195 Main Street · Maynard, MA 01754  
 Tel: 978-897-1302 · [www.townofmaynard-ma.gov](http://www.townofmaynard-ma.gov)

**Findings and Decision: ZBA2407 – 100 Great Road**

Application #	ZBA2407	Project Description
<b>Project Location</b>	100 Great Road	
<b>Property Owner</b>	Steven Macfarlane	
<b>Applicant</b>	Steven Macfarlane	
<b>Type of Request</b>	Special Permit	
<b>Zoning</b>	GR	
<b>Map/Lot</b>	018.0-0000-0096.0	
<b>Date App. Received</b>	September 5, 2024	The subject property, 100 Great Road, Maynard, MA 01754, is a pre-existing nonconforming structure on a nonconforming lot (due to insufficient lot frontage, front setback, rear setback, and left setback) in the General Residential (GR) zoning district. The applicant requests Special Permit approval to undertake renovations to the property which would extend the existing front setback nonconformity (25 feet required, 16.4 feet existing, 14.4 feet proposed).

**I. Procedural History**

1. Pursuant to Massachusetts General Law Chapter 40A, Section 10, an application for a Special Permit from the Maynard Zoning By-laws was submitted by the above-referenced owner and filed with the Zoning Board of Appeals (ZBA) on September 5, 2024.
2. The Special Permit application was accompanied by a plan and survey.
3. A public hearing on the Special Permit application was scheduled for October 21, 2024. The Legal Notice was placed in a paper of local circulation and sent via certified mail to interested parties on October 7 and 14, 2024.
4. The application documentation and other submitted material were reviewed by Town Staff.

**II. Regulatory Framework**

This application is for a Special Permit (opposed to a Variance). Town Counsel in coordination with the Building Commissioner, has advised that in situations where an existing nonconformity is extended or increased by a proposal, a Special Permit is the appropriate mechanism for approvals.

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. The determination included consideration of the project's impact on each of the following:

1. Social, economic, or community needs which are served by the proposal.  
*The ZBA determined the project benefits the neighborhood by improving the property.*
2. Traffic flow and safety, including parking and loading.  
*The ZBA determined there are no impacts on parking or loading.*
3. Adequacy of utilities and other public services.  
*The ZBA determined there are no impacts on public services.*

4. Neighborhood character and social structures.  
*The ZBA determined the project maintains community character. Adjacent properties have similar encroachments into the front setbacks.*
5. Impacts on the natural environment.  
*The ZBA determined there are no environmental impacts from the proposed project.*
6. Potential fiscal impact, including impact on town services, tax base, and employment.  
*The ZBA determined the project will benefit the tax base by enhancing property values.*

## II. Vote of the Board and Decision

The ZBA deliberated and determined that the request meets the criteria as detailed above. Leslie Bryant made a motion to approve a Special Permit allowing undertake renovations to the property which would encroach into the front setback by 10.6 feet, and side setbacks encroach less than existing building side setback encroachments, as proposed in the petitioner's plan (Exhibit "A", page 4), subject to the following condition of approval: any new exterior lighting install shall be dark-sky compliant. The motion was seconded by Jerry Culbert. The Board voted as follows ("Y" to approve).

Board Member	Vote
Paul Scheiner	Y
Leslie Bryant	Y
Jerry Culbert	Y
Page Czepiga	Y
John Courville	Y

## III. General Conditions

### a. Recording of Decision and Approved Plans:

The Applicant shall file this decision with the Middlesex South District Registry of Deeds (or Land Court if registered land) and a copy of the decision stamped with the recording information (Book/Page or Land Court document number) shall be provided to the Building Department.

### b. Appeals

Appeals shall be made within twenty (20) days after the date of filing this decision in the Office of the Town Clerk directly to a court of competent jurisdiction in accordance with the provisions of M.G.L., Chapter 40A, Section 17.

Paul Scheiner  
Paul Scheiner, Chair

10/23/24  
Date

For the Zoning Board of Appeals

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

PROJECT NAME: ADDITION & ALTERATION TO SINGLE FAMILY HOUSE  
100 GREAT RD., MAYNARD, MASSACHUSETTS

CLIENT:  
STEVE MCFARLANE  
100 GREAT RD  
MAYNARD MA

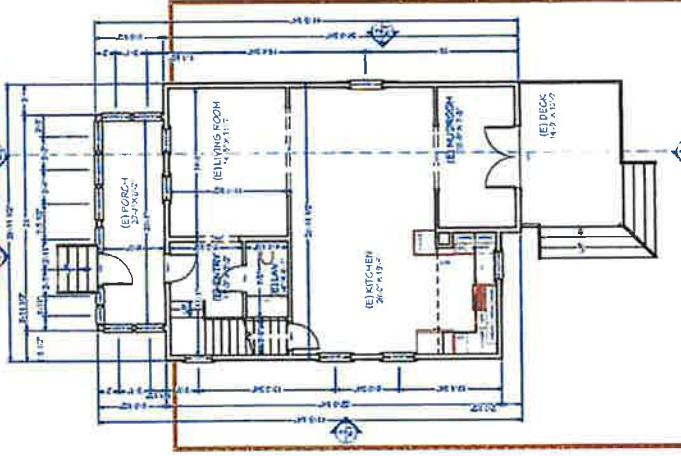
REVIEWER

PROGRESS SET,  
NOT FOR  
CONSTRUCTION

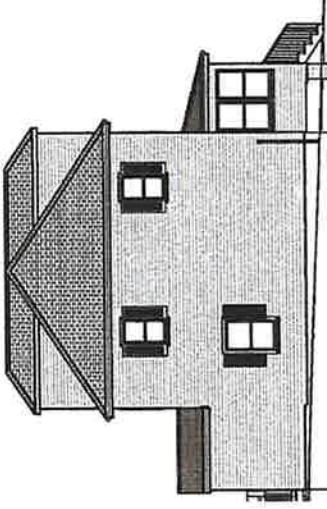
**EXISTING  
CONDITIONS  
FLOOR  
PLANS &  
ELEVATIONS**

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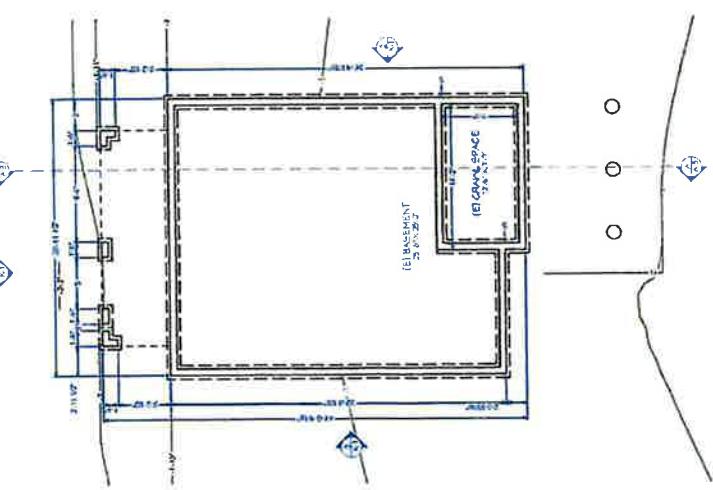
EXHIBIT "A"



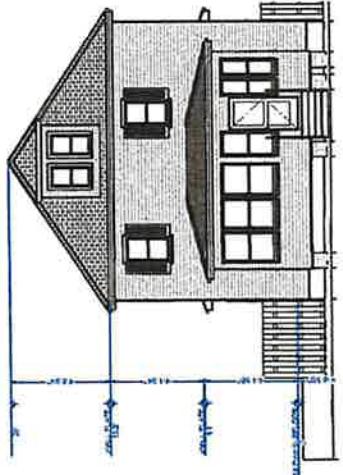
**EXISTING CONDITIONS - FIRST FLOOR PLAN**



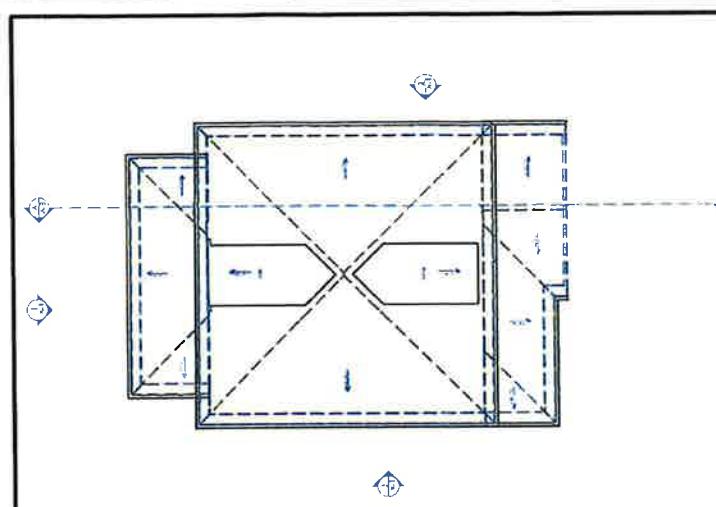
**EXISTING CONDITIONS**  
- LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



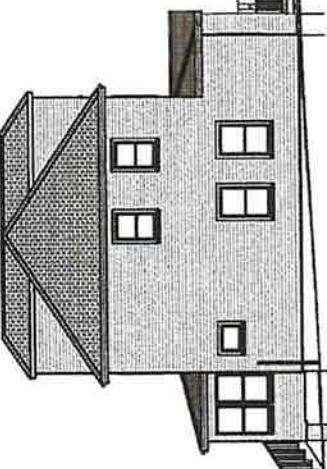
**EXISTING CONDITIONS - FOUNDATION PLAN**



EXISTING CONDITIONS  
-FRONT ELEVATION



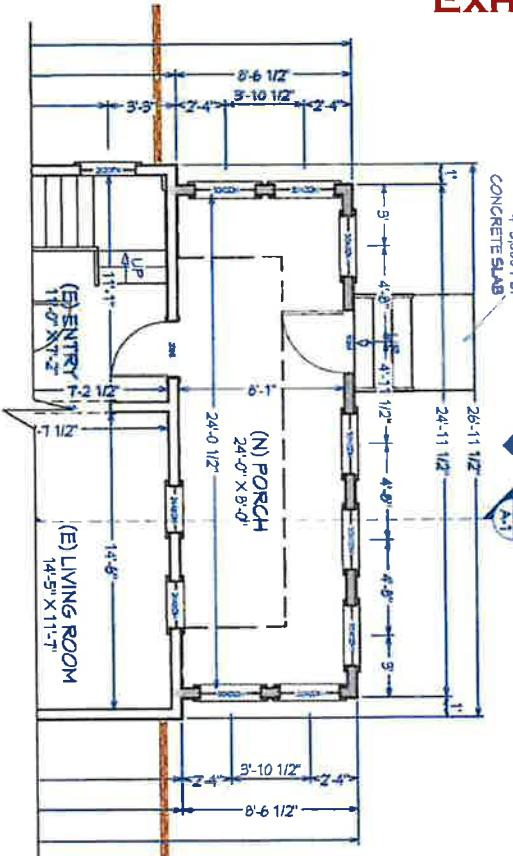
**EXISTING CONDITIONS - ROOF PLAN**



**EXISTING CONDITIONS**  
**-RIGHT ELEVATION**

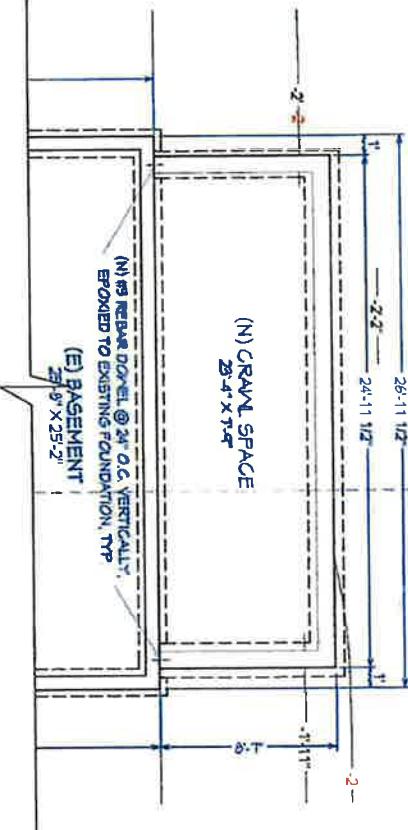
EXHIBIT "A"

## **EXHIBIT "A"**



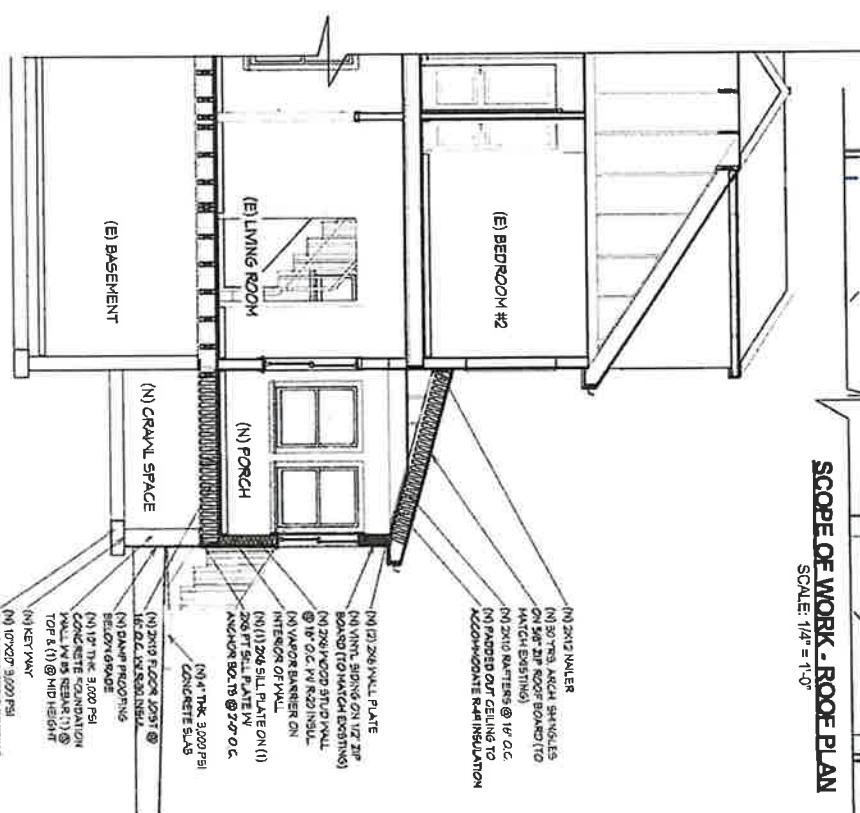
## SCOPE OF WORK - BASEMENT PLAN

SCALE: 1/4" = 1'-0"



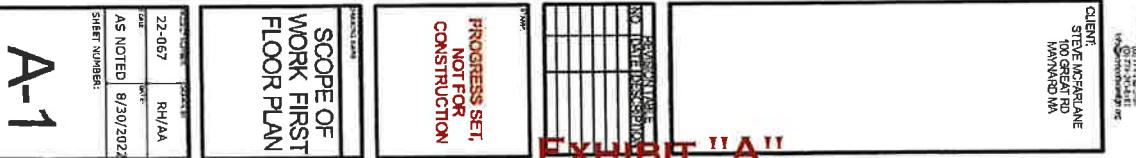
## SCOPE OF WORK - ROOF PLAN

SCALE: 1/4" = 1'-0"



**SCOPE OF WORK - SECTION "A"**

SCALE: 1/4" = 1'-0"



PROJECT NAME:  
ALTERATION &  
SINGLE FAMILY HOUSE  
100 GREAT RD.  
MAYNARD,  
MASSACHUSETTS

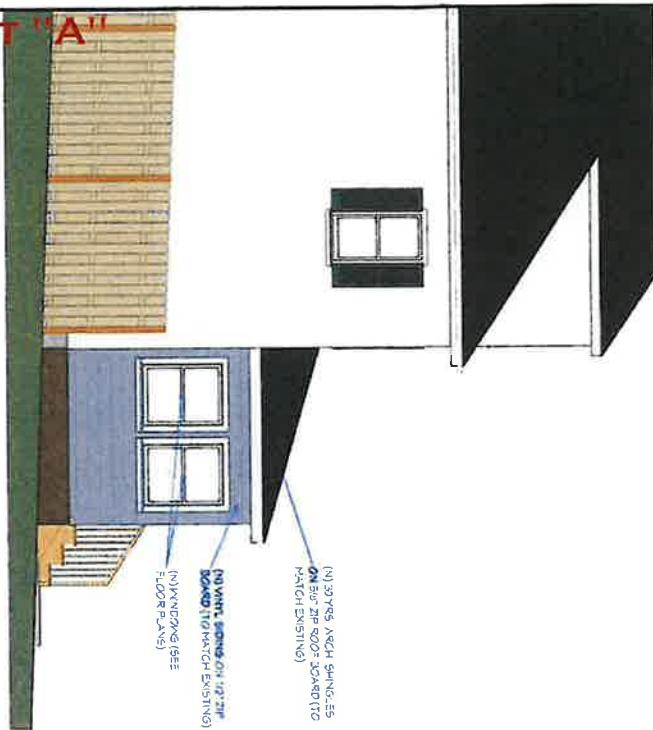
**EXHIBIT "A"**

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## EXHIBIT "A"

### SCOPE OF WORK - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



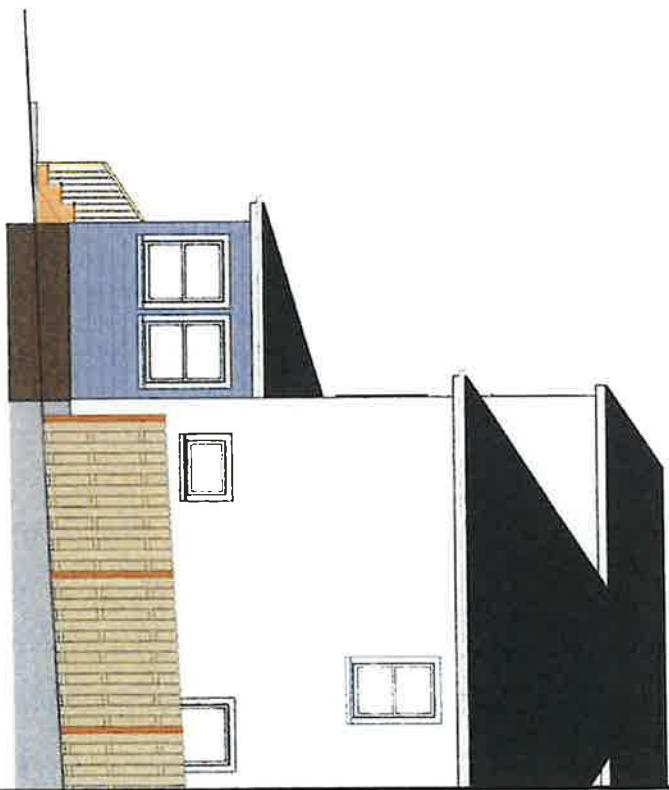
### SCOPE OF WORK - REAR ELEVATION

SCALE: 1/4" = 1'-0"



### SCOPE OF WORK - LEFT ELEVATION

SCALE: 1/4" = 1'-0"



### SCOPE OF WORK, FIRST FLOOR PLAN

PROGRESS SET,  
NOT FOR  
CONSTRUCTION



CLIENT  
STEVE MCGRANIE  
100 GREAT RD.  
MAYNARD,  
MASSACHUSETTS

ACROPOLIS  
Architects  
11 Bayway, Maynard, MA 01754  
(508) 875-5651  
info@acropolisarch.com

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EXHIBIT "A"

**EXHIBIT A**

ZONING DISTRICT GR (GENERAL RESIDENCE)	
	REQ. PROP.
FRONT SETBACK:	25' N/A
SIDE SETBACK:	15' 8.2'/9.5'
REAR SETBACK:	15' 50''
MAXIMUM LOT COVERAGE:	40% 19%
MAXIMUM IMP COVERAGE:	75% 19%
MAX BUILDING HEIGHT:	35' N/A

### MISC. CALCULATIONS:

LOT COV=(901+118+143)/5713=20%  
IMP COV=(901+118+143)/5713=20%

MAP 18 LOT 93A  
SEE PLAN 39 OF 1997  
50,23-



## FOR COMMENT

CERTIFIED PLOT PLAN  
OF LAND IN  
**MAYNARD, MA**

OWNER: STEVEN A MACFARLANE  
100 GREAT ROAD, MAYNARD, MA  
DATE: MAY 5, 2020 SCALE: 1"=20'  
REVISED: Jan 23, 2023

28 WOODLAND WAY  
STOW, MASS 01775  
(978) 897-1700

**PROFESSIONAL LAND SURVEYOR**

DEED: BK 45674 PG 400

PLAN: *PB286 PL 37*

Graphic scale bar with markings at 20', 0, 20', and 40'.

## **EXHIBIT "A"**