



**TOWN OF MAYNARD**  
**Office of Municipal Services**  
**MUNICIPAL BUILDING**  
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**The Maynard Advantage**  
New England Living for Everyone

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***Maynard Zoning Board of Appeals***  
***Notice of Decision***

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To: Michelle Sokolowski, Town Clerk  
195 Main Street  
Maynard, MA 017

December 8, 2016

Re: 6 Loring Avenue (Home Occupation) OMS Application # ZBA 16-06

Dear Ms. Sokolowski:

Please accept this Notice of Decision (renewal of Special Permit) for recording by the Maynard Town Clerk's Office.

**I. General**

On October 19, 2016, Toni-Ann Lydon of 6 Loring Avenue, Maynard, MA 01754, submitted to the Maynard Zoning Board of Appeals (hereinafter referred to as "the ZBA") an application requesting renewal of the existing Special Permit allowing a home occupation (beauty shop) at 6 Loring Avenue.

**II. Plans and Documents Submitted in Support of the Application:**

The following materials and supporting documents were submitted to and reviewed by the ZBA with the application, or during the Public Hearing process, and form the basis of this Decision:

- a. A set of documents including:
  1. Zoning Board of Appeals Application for hearing date-stamped October 19, 2016.
  2. Special Permit approval dated April 27, 1987 (Exhibit "A").
  3. Filing fee check.
  4. Certified abutters list dated October 12, 2016 with Assessors Map.

**III. Public Hearing(s) and Vote of the Zoning Board of Appeals**

The project was reviewed by the ZBA at a public hearing opened and closed on November 28, 2016. Notice for the public hearing was published November 10 and November 17, 2016, in the Beacon-Villager and sent to abutters of the property and other interested parties by certified mail according to the Assessors' Certified Abutters List.

**IV. Findings and Comments of the Zoning Board of Appeals**

After conducting the public hearings, and after its own analysis and deliberation relative to the proposed Special Permit Renewal and the supporting documents and plans described above and herein, the ZBA hereby makes the following findings:

- a. The proposed Special Permit Renewal is governed by the Maynard Protective Zoning Bylaws (hereinafter "ZBL"), as amended. Specifically:
  - 1. Section 3.2 of the ZBL which govern Accessory Uses and Other Uses. Section 3.2.4 provides the criteria in which the ZBA may grant a Special Permit to allow "Home Occupation" as designates the ZBA as the Special Permit Granting Authority (SPGA).
- b. The subject property affected by this application is within the zone designated as "General Residential".
- c. The ZBA finds that the circumstances of use remain in compliance of the Decision of April 27, 1987 authorizing the original Special Permit.
- d. The ZBA finds the standards for Special Permit renewal as prescribed in the ZBL have been met.

**V. Decision: the Zoning Board of Appeals at its meeting of November 28, 2016 hereby votes:**

- 1. By a 5-0 vote to renew the Special Permit allowing Home Occupation use for hairdressing (beauty shop) at 6 Loring Avenue. The Special Permit Extension granted by this ZBA Decision of November 28, 2016, is for five-years from the date of Decision and will expire on **November 28, 2021** and must be renewed prior to expiration. All conditions of the Decision of April 27, 1987 remain in effect.

**Record of Vote**

Paul Scheiner	Yes
Marilyn Messenger	Yes

Leslie Bryant	Yes
Jerry Culbert	Yes
John Courville	Yes

Paul Scheiner, Chair  
For the Zoning Board of Appeals

Date

Filed with the Town Clerk on:

Town Clerk



**Exhibit "A"**  
**Special Permit Modification and Renewal Approval dated April 27, 1987**