

Maynard Zoning Board of Appeals – Meeting and Public Hearing
March 19, 2018 - 7 p.m.
195 Main Street, Room 101

Board Members Present: Marilyn Messenger – Acting Chair, John Courville, Molly Bergin, Jamal De Vita, Leslie Bryant

Others Present: Bill Nemser – Town Planner

Called to Order at 7:00 p.m. by Marilyn Messenger

Public Hearing – 170 Main Street

Marilyn Messenger opened the Public Hearing for 170 Main Street by reading the legal notice. Steve Poole of Lakeview Engineering presented details of the Zoning By-law variance request on behalf of the applicant.

Jim Coleman of 12 Howard Road expressed his support of the project.

A resident of High Street and abutter of the property stated that, although he is not opposed to the project, he is concerned about reduced visibility of traffic due to the height of the proposed building and its proximity to the intersection of Sudbury Street and Main Street and would like to see the setback distance increased from six feet to ten feet. He had presented a letter of concern for the Board to have on file.

Leslie Bryant made a motion to close the Public Hearing, which was seconded by Jamal De Vita.

The Board deliberated.

Leslie Bryant made a motion to grant the variance as proposed under the petition ZB18-02, substantially in compliance with the site plan dated January 25, 2018, given that the permit-granting authority (the ZBA) specifically finds that, owing to the circumstances relating to the shape of the land and the proposed structures, a literal enforcement of the provision of the ordinance or by-law would involve substantial hardship and that relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law. The motion was seconded by Jamal De Vita.

Leslie Bryant made an amendment to the motion as follows: The granted variance is subject to the town engineer's review and approval of circulation and sight distances in conjunction with the proposed site plan. The amendment to the motion was seconded by Molly Bergin.

The Board voted 5-0 in favor of the amended motion.

Approval of Minutes

Jamal De Vita made a motion to approve the Minutes of 05-22-17 as written, which was seconded by John Courville.

The Board voted 5-0 in favor of the motion.

John Courville made a motion to approve the Minutes of 06-26-17 as written, which was seconded by Leslie Bryant.

The Board voted 5-0 in favor of the motion.

Jamal De Vita made a motion to accept the corrected Minutes of 07-24-17, which was seconded by Leslie Bryant.

The Board voted 5-0 in favor of the motion.

Molly Bergin made a motion to accept the Minutes of 08-07-17 as written, which was seconded by John Courville.

The Board voted 5-0 in favor of the motion.

Jamal De Vita made a motion to accept the corrected Minutes of 09-25-17, which was seconded by Leslie Bryant.

The Board voted 5-0 in favor of the motion.

Leslie Bryant made a motion to accept the Minutes of 11-27-17 as written, which was seconded by John Courville.

The Board voted 5-0 in favor of the motion.

Jamal De Vita made a motion to accept the Minutes of 12-19-17 as written, which was seconded by Leslie Bryant.

The Board voted 5-0 in favor of the motion.

Leslie Bryant made a motion to accept the Minutes of 02-26-18 as written, which was seconded by John Courville.

The Board voted 5-0 in favor of the motion.

Town Planner Updates

The Master Plan is officially underway. The Cultural District Stakeholders' Meetings will be held on March 21, 2018 and March 22, 2018 at Open Table and are open to anyone interested in the Cultural District. The Economic Committee and the Cultural Council are working on a "Discover Maynard" website to consolidate information in one location. The Gruber Brothers building was sold and there is a mixed-use project proposal being presented to the Planning Board by the developer on March 20, 2018.

Leslie Bryant made a motion to adjourn, which was seconded by John Courville.

The Board approved the motion 5-0.

Adjourned at 7:53 p.m.