

**Maynard Zoning Board of Appeals – Meeting and Public Hearing**  
**August 24, 2020 - 7 p.m.**  
**Remote Zoom Meeting**

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**Board Members Present:** Paul Scheiner – Chair, John Courville, Marilyn Messenger, Jerry Culbert, Leslie Bryant and Paige Czepiga

**Others Present:** Bill Nemser – Town Planner

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Consistent with the Governor’s Executive Order March 10, 2020, this was a remote Zoom meeting.

Called to Order at 7:04 p.m. by Chair Paul Scheiner

Chair Scheiner noted that the minutes labeled for May 11, 2020 contained the minutes from March 23, 2020. Bill Nemser explained there was a mix-up, and he would ensure the correct minutes for May 11 will be presented at the next ZBA meeting. Ms. Bryant made a motion to approve the July 27, 2020 minutes, seconded by Mr. Culbert and the motion was approved 5-0.

**Public Hearing -12 Bancroft Street (Coolidge School)**

Bill Nemser stated that the next item were two Variance requests for the Coolidge School at 12 Bancroft St. which were continued from July 27, 2020. Mr. Nemser introduced Taylor Bearden of Civico Development and explained the first Variance would allow creation of a non-conforming lot through a separate and the second would provide relief to allow increased density for the subject property to accommodate up to 12-units. The requested Variances were required to facilitate the private redevelopment of the former Calvin Coolidge School into 12 residential units. A third Variance allowing a reduced rear set back was granted by the board at their May 11th, 2020 meeting. Mr. Nemser pointed out that should the ZBA grant the remaining two Variances, the Planning Board can move forward with their site plan and special permit review of the project.

Mr. Bearden addressed the board and seen and he understood their concerns regarding the number of parking spaces provided and prepared a presentation that both provided additional analysis and other information two explain why 17 parking spaces would be adequate for the project.

The presentation detailed research demonstrating in similar projects in other areas and with similar numbers of bedrooms, and provided background on Civico’s experience with multi-family properties. He noted Civico also manages a number of properties in the metropolitan Boston area. After the conclusion of the presentation, Chair Scheiner asked if they were any questions from the board before he opened to the public. Jerry Culbert asked if there was any analysis that could show that the parking turn radius internally was sufficient as it appeared tight to him: Mr. Bearden stated it had been reviewed by Town Engineer Wayne Amico as well as director of public works Justin DeMarco and was deemed to be sufficient. Chair Scheiner asked about visitors parking and whether there was adequate parking should

there be an overflow of guests. Mr. Bearden responded that at this point they were allotting one parking space per unit and they would be considering selling additional parking spots if a resident desired. He also noted that the on-street parking directly in front of the school was being restriped and he felt that in this sort of apartment complex there was not excessive demand for parking based on his experience.

Chair Scheiner asked if there was it a comment for the public. Resident Lynda Thayer lives in the neighborhood and pointed out in her ten years as a neighborhood resident, she had never found there to be a prop parking problem caused by either public use of the parking lot at the school or on street parking. She noted she was strongly in favor of the project and thought it would be good for the neighborhood.

Resident Mac Hathaway asked if a specific tree he had planted years ago on the property was going to be preserved. Bearden reply to no trees were being removed today but that if Mr. Hathaway contacted him after the meeting, he could ensure that he understood which tree was of concern.

Chair Scheiner closed the public hearing and the board began deliberations. Leslie Bryant made a motion to find that the Variance criteria had been satisfied as prescribed in both cases and made a motion to approve both Variances as presented: the motion was seconded by Ms. Messenger. Motion (both) carried unanimously 5-0.

Motion was made to adjourn by Ms. Messenger seconded by Ms. Bryant and the meeting adjourned at 8:15 PM.