

Monday, May 24, 2021
Zoning Board of Appeals - 7:00PM

Option 1 (Zoom Video): Participate using a computer, click or go to this link:
<https://us02web.zoom.us/j/81215859386?pwd=UStaYUhqZFVSY00rSjNKYWwvaXJRUT09>
Meeting ID: 812 1585 9386
Passcode: 756844

Option 2 (Audio Only): Participate via telephone: +1-646 -558-8656
Meeting ID: 812 1585 9386
Passcode: 756844

All materials can be accessed on Boarddocs or by contacting: bnemser@townofmaynard.net
Questions may be emailed to: bnemser@townofmaynard.net

1. Approval of Minutes

2. Public Hearing - 16 Waltham Zoning Decision Appeal (continued from the 05.03.21 ZBA meeting, originally opened at the 02.22.21 ZBA Meeting):

Legal Notice – the Maynard Zoning Board of Appeals will hold a REMOTE public hearing on Monday, May 24, 2021 at 7:00 p.m. to hear all persons interested in the Petition filed by Christine Tree Legal, 515 Main Street, on behalf of John Morreale, Sr., owner of the subject property located at 16 Waltham Street, Maynard, MA. The Petitioner is appealing the Building Commissioner’s Zoning Decision that use of the subject property for more than one dwelling unit is a “Non-Compliant” use which is neither protected as a Pre-Existing Nonconforming Use pursuant to M.G.L. c. 40A Sec.6, nor a use authorized by building permit and begun more than six years ago pursuant to M.G.L. c.40A Sec. 7. The Petitioner contends on both counts that the current mixed use of the premises for four dwelling units and one office unit is permitted.

3. Public Hearing - 141 Parker Street:

Legal Notice - the Maynard Zoning Board of Appeals will hold a REMOTE public hearing on Monday, May 24, 2021 at 7:00 p.m. to hear all persons interested in the Special Permit Applications filed by Lexvest Parker LLC, 141 Parker Street, Maynard, MA. The subject property is located within the Industrial Zoning District. The petitioner’s first request, pursuant to Section 5.1.6 of the By-laws, is for a Special Permit to re-establish its single-family use. The petitioner’s second request, pursuant to Section 5.1.5 of the By-laws, is for a Special Permit to allow extension of the pre-existing non-conforming structure by adding a larger breezeway and a two-car attached garage.

4. Public Hearing - 19 Walnut Street:

Legal Notice - The Zoning Board of Appeals will hold a remote public hearing via Zoom on Monday, May 24th, 2021 at 7:00 p.m. to hear all persons interested in the Petition filed by Chad Wisser, 67 Bass Avenue, Gloucester, MA 01930. Consistent with Section 5.1.3 of the Maynard Zoning By-laws, the Petitioner is requesting a Determination and a Special Permit to change the use of a pre-existing non-conforming structure within the General Residence District to a single-family residential use at 19 Walnut St, Maynard MA 01754.

5. Adjourn

This Agenda is subject to change.
Paul Scheiner, Chair
Posted by: Bill Nemser, Planning Director
Date: March 18, 2021