

Monday, July 12, 2021
Zoning Board of Appeals - 7:00PM (Special Meeting)

Option 1 (Zoom Video): Participate using a computer, click or go to this link: Join Zoom Meeting
<https://us02web.zoom.us/j/87931897725?pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09>
Meeting ID: 879 3189 7725

Passcode: 515693

Option 2 (Audio Only): Participate via telephone: +1-646 -558-8656

Meeting ID: 879 3189 7725

Passcode: 515693

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

Questions may be emailed to: bnemser@townofmaynard.net

1. Election of Chair and Vice Chair (FY22). This will include a vote to authorize the Chair to execute documents on behalf of the ZBA.

2. Approval of Minutes

3. Public Hearing - 16 Waltham Zoning Decision Appeal (continued from the 06.28.21 ZBA meeting, originally opened at the 02.22.21 ZBA Meeting). Legal Notice – Maynard Zoning Board of Appeals Pursuant to Massachusetts General Laws, Chapter 40A s.9 & s.15, the Maynard Zoning Board of Appeals will hold a REMOTE public hearing on Monday, July 12, 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.

A. Application and Materials (with all attachments)

B. 1987 Site Plan Approval

C. Zoning Opinion

D. Staff Report

E. Attorney Tree: Case precedent material from ZBA Meeting of 05.24.21.

F. Attorney Tree: Outline of Appeal

G. Minutes

4. 2021 Fee Schedule

5. Adjourn
