



Zoning Board of Appeals

Town Office Building
195 Main Street
Maynard, MA 01754

FINDINGS AND DECISION

Petition of Barbara & Kevin Gatlin for a Special Permit Allowing a Home Occupation (Trade Shop)

Property Location: 11 Tremont Street
Date of Decision: January 30, 2017
Petition Number: ZB 16-07

Procedural History

1. On November 29, 2016, the Petitioner filed a petition with the Maynard Zoning Board of Appeals (ZBA) for a Special Permit pursuant to Maynard Zoning By-laws, Section 3.2. The Petitioner requested a Special Permit to allow a "Trade Shop" home occupation (upholstery and canning studio) in Single Residential District (S1).
2. "Parties in Interest" were verified by the Maynard Property Assessor's Office. Notice of Public Hearing was mailed to the "Parties in Interest" and said notice was published, all according to statute.
3. A public hearing was opened at the ZBA meeting of January 30th, 2017 as scheduled and advertised. The Board considered the petition in the light of statutory criteria and requirements of the Zoning By-laws. Several abutters were present and had questions however none spoke in opposition to the request.

Petition Details

1. The petitioner is requesting a Special Permit to allow a home occupation use of a Trade Shop (upholstery and canning studio) in Single Residential District (Exhibit A).
2. Section 3.2.5 of the Zoning By-laws states a Trade Shop is an annual Special Permit.
3. The petitioner resides in the subject property.
4. The subject property has a zoning designation of "Single Family Residential" (S1).

Findings

The ZBA finds that the petitioner's request for a Special Permit for Trade Shop Home Occupation is consistent with 3.2.5 and meets the criteria for Special Permits as required by Section 9.4 of the Zoning By-laws

Motion

A motion was made by Marilyn Messenger and seconded by Leslie Bryant to grant a Special Permit for 11 Tremont Street allowing a Home Occupation consistent with Section 3.2.5 of the Zoning By-laws. The following conditions apply:

1. No exterior signage shall be permitted.
2. One parking space shall be kept available for delivery.
3. This Special Permit must be renewed by the ZBA one year from the effective date (effective date is 21 days after filing with the Clerk provided no appeal is filed).

Record of Vote

The Zoning Board of Appeals voted 5-0 to grant the Special Permit:

Voted:

Paul Scheiner	Yes
Marilyn Messenger	Yes
Leslie Bryant	Yes
Jerry Culbert	Yes
John Courville	Yes

PS

2/8/17

Paul Scheiner, Chair
For the Zoning Board of Appeals

Date

Filed with the Town Clerk on:

Michelle L. Vaholainen

Town Clerk

