

**Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
May 23, 2022 – 7:00 p.m.
(Held remotely via Zoom due to COVID-19)**

ZBA Board Members Present: Paul Scheiner – *Chair*; Page Czepiga – Vice Chair, alternate; Leslie Bryant; Jerry Culbert

Others Present: Bill Nemser – *Planning Director*

Donna Dodson – 123 Summer St; Andy Moerlein – 123 Summer St; Nicolette Kwankam – 43 Crane Ave; Leslie Zelamsky – 9 Pine Hill Rd; Derek & Geraldine Peters-Wiles – 54 Butler Ave

Called to Order at 7:00 p.m. by Chair Scheiner

Approval of the Minutes of April 25, 2022

Ms. Bryant made a motion to approve the Minutes from the April 25, 2022 meeting, which was seconded by Mr. Culbert.

The Board voted unanimously in favor of the motion.

Public Hearing

Application to consider the Special Permit renewal request of Toni-Ann and Thomas B. Lydon to allow Home Occupation (Hairdresser) within their residence located at 6 Loring Avenue. Maynard, MA 01754.

Due to a change in advertising outlets leading to a delay in public notice, the Board requested a continuance for this matter.

Ms. Bryant made a motion to continue the special permit application to the June 27, 2022 meeting, which was seconded by Ms. Czepiga.

The Board voted unanimously in favor of the motion.

Public Hearing

Application to consider the Special Permit request of Leslie Zelamsky to allow Home Occupation (Dog Training) based at her residence located at 9 Pine Hill Road, Maynard, MA 01754.

Due to a change in advertising outlets leading to a delay in public notice, the Board requested a continuance for this matter.

Ms. Bryant made a motion to continue the special permit application to the June 27, 2022 meeting, which was seconded by Mr. Culbert.

The Board voted unanimously in favor of the motion.

Public Hearing

Variance application by Derek & Geraldine Peters-Wiles to allow construction of an addition that will exacerbate the existing non-conformity at their residence located at 54 Butler Ave. The request is to allow further encroachment into the side setback.

Chair Scheiner asked the applicants to describe the details of their petition. Mr. Nemser shared the ZBA application and plot plan. Ms. Peters-Wiles stated they would like to enclose a piece of the dwelling in the right rear corner to form an office. The existing encroachment is 11.8' and the proposed encroachment is 11.5'.

Chair Scheiner invited comment from the public in favor of or in opposition to the application, of which there was none.

Ms. Bryant made a motion to close the public hearing portion of the meeting, which was seconded by Mr. Culbert.

The Board voted unanimously in favor of the motion.

Chair Scheiner asked for comments from the Board. As the applicant has a letter from their neighbor agreeing to the addition, and the change to the encroachment is *de minimis*, the board found no concerns with the application.

Ms. Bryant made a motion to approve the petition for a variance for the property at 54 Butler Ave., to allow an addition to the house.

The permit granting authority specifically finds that owing to circumstances of the structure and especially affecting such structure, but not affecting generally the zoning district in which it is located. The literal enforcement of such provisions of the by-law would involve hardship, financial or otherwise to the petitioner. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the bylaw.

The motion was seconded by Ms. Czepiga.

The Board voted unanimously in favor of the motion.

Mr. Nemser explained the permitting process to the applicants.

Town Planner Updates

The town meeting has been rescheduled to be held outdoors due to Covid.

Mr. Nemser stated there may be some upcoming courses on zoning, which he will distribute to the Board.

Ms. Bryant made a motion to adjourn the meeting, which was seconded by Mr. Culbert.

The Board voted unanimously in favor of the motion.

The meeting was adjourned at 7:28 p.m.