



Town of Maynard Zoning Board of Appeals - Remote Meeting

Thursday, February 27, 2025, 7PM

Paul Scheiner, Chair

Posted by: Bill Nemser, Planning Director

This Agenda is subject to change.

Option 1 (Zoom Video):

Participate using a computer, click or go to this link:

<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

Questions may be emailed to: OMS@townofmaynard.net

Agenda and meeting materials can be accessed through the Town website: Maynard, MA | [Official Website \(townofmaynard-ma.gov\)](https://www.townofmaynard-ma.gov)

1. Minutes

Documents:

[ZBA MINUTES 11.25.2024 \(UNAPPROVED\).DOCX](#)

2. ZBA Updates And Housekeeping

1, Need for Vice Chair and two new members.

2. ZBA Rules and Regulations.

3. Residential Zoning Group update.

Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
November 25th, 2024 – 7:00 p.m.
(Held remotely via Zoom)

ZBA Board Members Present: Paul Scheiner – Chair; Page Czepiga – Vice Chair; Leslie Bryant; John Courville; Jerry Culbert, Schultz (alternate)

Others Present: Bill Nemser – Planning Director, Wooseok Chang – BP Gas Station, Joanna Morales – Auto Repair Shop, 6 Glendale Street

Called to Order at 7:05 p.m. by Chair Paul Scheiner

Brief discussion of minutes of October 21st, 2024 meeting.

Mr. Courville moved to approve the minutes of October 21st, 2024 and was seconded by Mr. Culbert

Board voted unanimously in favor by roll call

Determination - 1 Powder Mill Road (BP Gas Station)

The applicant, Wooseok Chang is requesting to amend the existing Special Permit allowing overnight commercial vehicle storage by modifying truck return hours at 1 Powder Mill Road BP Gas Station. The ZBA is determining if the request constitutes a major or minor modification to the Applicant's existing Special Permit under Section 10.4.5 the Zoning By-Laws.

Applicant presented a request to modify truck return hours from 7am-8pm to having returns be permissible during business hours.

Mr. Nemser clarified that the board would be determining whether the proposed change would constitute a minor or major decision. If the decision was deemed minor it would be an administrative change and if it was deemed major the applicant would begin the approval process again. There was a brief discussion on what potential business hours could be and the board agreed to expanding the hours from 7am-8pm to 6am-10pm. The decision was to provide the applicant with extended hours while capping it at 10pm for the sake of nearby residences.

Mr. Culbert moved that the board determine that the request of extending the hours to 6am to 10pm constitutes a minor modification and was seconded by Ms. Bryant.

The Board voted unanimously in favor by roll call

Planning Updates

- 1. Data Collection for Zoning Analysis:** Mr. Schultz is working on collecting property data for zoning analysis and creating a spreadsheet format compatible with GIS system. He's been working with town employees on collecting data on lot size, frontage, coverage, and build date. There was a brief discussion on defining 'coverage' for data collection purposes (sheds, pools, etc.). The eventual goal: identify areas where zoning changes could improve conformity. Discussion of challenges with setback data due to lack of plot plans
- 2. Environmental Impact:** Discussion on environmental impact considerations for special permits and a need for unified approach across town boards on environmental issues. Mr. Culbert proposed creating a checklist for environmental considerations. Mr. Nemser suggested using master plan goals as reference. Mr. Nemser will draft a checklist.
- 3. Update on 40B project:** Mr. Nemser stated the town in safe harbor for next year

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

The Board voted unanimously in favor by roll call.

Meeting Close: 7:54 p.m.