



# 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](mailto: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. Public Hearing - 20 Walcott Street

Application filed by owners James Rohr and Rebecca Solomon, 20 Walcott Street, Maynard, MA 01754 seeking Special Permit approval to construct additions to the front and side of the property which would extend the existing nonconforming northerly front setback (25 feet required, +/- 10 feet provided), and easterly front setback (25 feet required, +/- 13.3 feet provided). The subject property, 20 Walcott Street, Maynard, MA, 01754 is a pre-existing nonconforming single-family dwelling on a nonconforming lot (due

to insufficient frontage, lot area, lot width, front setback, and side setbacks) located in the General Residence district.

Documents:

[ZBA2501 - 20 WALCOTT STREET APPLICATION STAMPED.PDF](#)  
[ZBA2501 - 20 WALCOTT STREET STAFF REPORT.PDF](#)

3. ZBA Updates And Housekeeping
  - 1, Need for Vice Chair and two new members.
  2. ZBA Rules and Regulations.
  3. Residential Zoning Group update.