



Town of Maynard Zoning Board of Appeals

Monday, July 28th, 2025 at 7PM

Paul Scheiner, Chair

Posted by: Zoe Piel, Assistant Planner

This Agenda is subject to change.

This meeting will be conducted remotely via Zoom video.

Participate using a computer: [https://us02web.zoom.us/j/87931897725?](https://us02web.zoom.us/j/87931897725?pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09)

[pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09](https://us02web.zoom.us/j/87931897725?pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09)

Participate via telephone: +1-646 -558-8656

Meeting ID: 879 3189 7725 Passcode: 515693

Questions may be emailed to: OMS@townofmaynard.net

1. Public Hearing: 30-32 Walnut Street (Continued From 06.16.25)

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owner Daniel Cormier, 30-32 Walnut Street, Maynard, MA 01754.

The subject property, 30-32 Walnut Street, is a two-family dwelling located in the General Residential (GR) zoning district. Per Sections 3.1.2 and 8.3 of the Maynard Protective Zoning By-Laws, the applicant seeks Special Permit approval to operate an Accessory Home-Based Business (Type-B) at 30-32 Walnut Street, and to allow overnight outdoor parking of two additional commercial vehicles associated with this business on the property.

Documents:

[ZBA2502 - 30-32 WALNUT ST SITE PLAN SKETCH.PDF](#)

[ZBA2502 - 30-32 WALNUT STREET APPLICATION STAMPED.PDF](#)

2. Public Hearing: 25 Garfield Ave. (Continued From 06.16.25)

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on

ZOOM video, to hear all persons interested in the application filed by owners Tete and Elizabeth Cobblah, 25 Garfield Ave., Maynard, MA 01754.

The subject property, 25 Garfield Ave., is a pre-existing nonconforming single-family dwelling, due to insufficient front setback (25 feet required, 13.9 feet provided). The home is located on a nonconforming lot in the S-1 Single Family zoning district. The nonconformity is due to insufficient lot size (10,000 s.f. required, 8,000 s.f. provided) and insufficient frontage (100ft required, 80ft provided). The applicants are requesting a Variance granting relief from Section 4 of the Zoning By-laws, to construct an addition to the property that would extend the existing nonconforming front setback and create a new nonconformity by exceeding building coverage limits (15%/1,200 sf. allowable, 21.3%/1,703 sf. proposed).

Documents:

25 GARFIELD 1ST FLOOR.PDF
25 GARFIELD DECK AND ROOF.PDF
25 GARFIELD FOUNDATION.PDF
25 GARFIELD OVERALL.PDF
ZBA2503 - 25 GARFIELD AVE 2025-07-03-UPDATE.PDF
ZBA2503 - 25 GARFIELD AVE APPLICATION STAMPED.PDF

3. Election Of Chair And Vice Chair For FY 26
4. Minutes Approval

Documents:

ZBA MINUTES 05.21.25 (UNAPPROVED).DOCX
ZBA MINUTES 6.16.25 (UNAPPROVED).DOCX

Conduct at this meeting is governed by the Town of Maynard Policy on [Public Participation at Meetings of Public Bodies](#).



WALNUT STREET
(1904 COUNTY LAYOUT - VARIABLE WIDTH)

PROPOSED CURB CUT
SEE DETAIL

N/F PRICE

132.00'

18.5'

23.2'

82.50'

EXISTING 2.5 STORY
W/F DWELLINGS
#30-32

PORCH

BUSHWICK

SPRINKLED
- 100' DIA

PORCH

BUSHWICK

CONCRETE
- 100' DIA

DOT
CONCRETE

30-32 WALNUT ST
10,888 S.F.±
0.2500 AC.±

82.50'

17' 8"

17' 8"

132.00'
STOCKADE FENCE

WIRE FENCE

PROPOSED 10' W
BIT. CONC. DRIVEWAY

PROPOSED
RETAINING WALLS
MAX 4' HEIGHT

N/F
WACH

N/F
KYAUBADDE

N/F
LOWBARD

Application Fees (Not Including Advertising and Mailing Costs):

- Special Permit: \$250
- Variance: \$250
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150

Clerk Stamp:

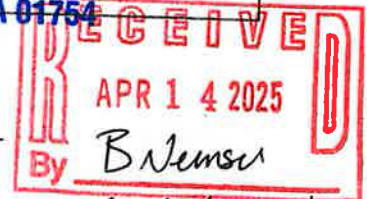
TOWN OF MAYNARD

APR 14 2025

TOWN CLERK'S OFFICE
MAYNARD, MA 01754



ZONING BOARD OF APPEALS
APPLICATION NUMBER: _____
PETITION FOR HEARING



Paul Check # 2789

This Petition must be completed, signed, and submitted with the filing fee and supporting documentation by the Petitioner or his representative in accordance with the procedures as set forth on the attachments to this petition.

Address of Property 30-32 WALNUT ST.

Characteristics of Property: Lot Area 0.25 ACRES Present Use RESIDENTIAL

Assessor's Map # 0150 - 0008 - 0364.0 Parcel # _____ Zoning District GR

Name of Petitioner Daniel Cormier Phone # 978-897-0195

Mailing Address 30 WALNUT ST

E-mail Address dan@handyforhire.com

Name of Owner _____ Phone # _____
(If not Petitioner)

Mailing Address _____

Petition is for
(Check One)

☐	An Appeal from the Decision of the Building Commissioner
☐	A Variance
☒	A Special Permit
☐	Other (Please Specify) _____

Applicable Section of the Zoning By-Laws: 8.3.6, 8.3.7, 8.3.3

Summarize nature and justification of petition (*Please attach full explanation*):

SEE ATTACHED

I hereby request a hearing before the Zoning Board of Appeals with reference to the above Petition.

Signature of Petitioner (or representative) _____

Address (if not Petitioner) _____

Telephone Number 978-897-0195

Signature of Owner, if other than Petitioner _____

ZONING BOARD OF APPEALS

Instructions for Petitioner

The Petitioner is advised to review the Maynard Zoning By-Laws (copy available at Town Clerk's Office), The Zoning Act (Massachusetts General Laws Chapter 40A), and these instructions, prior to filing a Petition and prior to appearing before the Zoning Board of Appeals (ZBA) at a Public Hearing.

The petition must be completely and accurately filled out, and all information must be entered in the appropriate space provided before the petition will be accepted for filing. Incorrect information may result in denial of the petition.

The petition shall be reviewed by the ZBA before it is accepted as filed. The ZBA reserves the right to have the petition reviewed by the Building Commissioner, the Superintendent of Public Works, and/or the Planning Board before the same is accepted for filing.

The petition must indicate the specific section of the Zoning By-Laws for which each variance, permit, or appeal is being petitioned.

Example: "A variance is sought from Section 4-1 of the Zoning By-Laws from the front setback requirement of Twenty Five (25) feet to Twenty (20) feet".

Each specific variance, permit, or appeal being requested in the petition must be set forth in a separate paragraph of the petition to clearly indicate the different requests. Failure to so state the requests clearly may result in the petition being denied.

The petition must be accompanied by:

- a) A Plot Plan which has been prepared and stamped by a Registered Land Surveyor or Engineer. This Plan must show:
 - i. All existing buildings on the property and all proposed buildings and additions.
 - ii. Distances from structures to lot line and length of lot lines, together with all dimensions and setbacks of proposed buildings.
 - iii. In the case of a residential dwelling, the front of the dwelling as defined in the Zoning By-Laws, and must further show the location of all present or proposed driveway or vehicle access areas.
 - iv. The Plan should, but need not, denote any other significant features of the Lot depicted on the petition, such as fences, stone walls, brooks, drains, or accessory structures.
 - v. If there is significant variation in the topography of the lot which is the subject of the petition it is recommended that spot elevations be shown by the Engineer.
- b) A list of all abutters, and abutters of abutters within three hundred foot of the property line of the property affected. This list must be certified by the Board of Assessors. Failure to provide this list will result in the petition being considered incomplete. Incomplete petitions will be returned to the petitioner.
- c) An area map obtained from the Board of Assessors, showing the area in which the property is situated.
- d) A check, payable to the Town of Maynard for the appropriate filing fee plus the fee for postage (this is based on abutters list and the cost of mailing by certified mail, return receipt requested) plus the cost for advertising in the local newspaper. Please be aware that there may be additional costs for filing with the Registry of Deeds.

- e) Appropriate documentation as to the relief being sought. These are outlined in the following sections.

In the case of a **Variance**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 10, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The particular Land or Structure, or the Use proposed for the Land or Structure, if any;
- b) The circumstances relating to the soil conditions, shape or topography of the Land or Structures and especially affecting the Land or Structure for which the Variance is sought which do not affect generally the Zoning District in which it is located;
- c) The facts which make up the substantial hardship, financial or otherwise, which results from the literal enforcement of the applicable zoning restrictions with respect to the Land or Structure for which a Variance is sought. (Substantial hardship is not purely economic in nature. It is insufficient to present evidence at the hearing merely showing that the value of the land in question will be affected by a lack of or denial of the requested variance.);
- d) The facts to support that the relief sought will be without substantial detriment to the public good; and that the public health and safety is not compromised by the granting of a variance;
- e) The facts to support a Finding that the relief sought may be given without nullifying or substantially derogating from the intent or purpose of the Zoning By-Laws; and
- f) Any other information pertaining to the variance which is the subject of the petition.

In the case of a **Special Permit**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 9, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The particular type of Use proposed for the Land or Structure, if any;
- b) The conditions and character of operations of the proposed Use which show that it will be in harmony with the general purpose and intent of the District and the By-Laws; and
- c) The nature of the proposed Use in relation to both the general and specific provisions of the By-Laws governing that Use and the District it is located.

In the case of an **Appeal**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 8, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The grounds for the appeal;

- b) Supporting documentation relative to the nature of the Appeal; and.
- c) Note: In the case of an Appeal from the action or failure to take action by the Building Commissioner, the appeal shall be filed with the Town Clerk within thirty (30) days from the date of issuance of a Permit or denial of a Permit by, or an Order, ruling, decision, or determination of, the Building Commissioner.

Failure to present evidence in one or more of the foregoing areas may result in the petition being denied by the ZBA. The ZBA cannot draw from the petitioner the necessary evidence to grant the petition if improperly presented.

ZONING BOARD OF APPEALS

Petition Process

Petition Submittal

The process for filing a petition and appearing in front of the Zoning Board of Appeals (ZBA) is as follows:

The Petitioner shall file the Petition for an **Appeal**, a **Variance** or a **Special Permit** with the ZBA, which will then review the Petition, and if complete, shall transmit a copy forthwith to the Town Clerk. The Petition shall consist of the completed Petition form, plot plan, area map, and other documentation as necessary to support the petition, as well as the appropriate fees. Incomplete petitions shall be returned to the petitioner.

In the case of an **Appeal** from the action or failure to take action by the Building Commissioner, the appeal shall be filed with the Town Clerk within thirty (30) days from the date of issuance of a Permit or denial of a Permit by, or an Order, ruling, decision or determination of, the Building Commissioner.

Notice and Hearings

Notice of ZBA hearings shall be advertised as required by the provisions of Massachusetts General Laws, Chapter 40A, Chapter 11:

Notice shall be given by publication in a newspaper of general circulation in the town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the town hall for a period of not less than fourteen days before the day of such hearing. Notice shall be sent by mail, postage prepaid to the petitioner, abutters, owners of land directly opposite on any public or

private street or way, and abutters to the abutters within three hundred feet of the property line of the property affected.

Hearings of the ZBA shall occur as necessary at times determined by the Board, in the Hearing Room in the Town Hall or any other place specified in the meeting notice. Frequency of hearings depends on the number and type of petitions on file. Typically, the ZBA meets monthly in an evening session.

All hearings shall be open to the public. No person shall be excluded unless they are considered by the chairperson to be a "serious hindrance" to the workings of the Board.

The Petitioner may appear on their own behalf or be represented by an agent or attorney. In the absence of any appearance without due course on behalf of a Petitioner or the owner of the property affected, the Board will deny the Petition.

Order of Business:

The Hearing for each petition shall be conducted as follows:

- a) Opening of the Public Hearing
- b) Reading of the petition legal notice by the Chairperson;
- c) Presentation by Petitioner;
- d) Presentation(s) by those in support of the Petition;
- e) Presentation(s) by those in opposition to the Petition;
- f) Questions by those seeking information;
- g) Rebuttal by Applicant, restricted to matters raised by opponent's objections;
- h) ZBA members hearing the case may direct appropriate questions during the hearing;
- i) Closure of the Public Hearing
- j) Deliberation and determination of findings by the ZBA.

Filing of Decision

After deliberation, the ZBA will reach a decision. The decision requires a favorable vote of at least four members of the ZBA to grant the petition. If the decision is to grant the petition, the ZBA shall issue a copy of its decision to the owner and to the petitioner, if other than the owner, setting forth compliance with the statutory requirements for the issuance of such variance or permit and certifying that copies of the decision and all plans referred to in the decision have been duly filed.

The variance or permit shall take effect after a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the Town Clerk's Office.

If the decision is to deny the petition, the decision is filed in the Town Clerk's Office. Resubmission of the same petition is then precluded from occurring for two years, per M.G.L. Chapter 40A Section 16.

In cases where an appeal is made to the ZBA under G.L. c. 40A Section 8, other rules apply. See M.G.L Chapter 40A Section 15.

Hello Panel,

My name is Daniel Cormier and I operate Handy for Hire. I've lived in Maynard roughly 36 years, owned this, my only home for now 31 years and have operated my business at this location for 22 years. I am essentially the village "fix-it" guy as an outstanding talent receiving 5 star reviews consistently. I've actively cared for the aging up an down Walnut St. namely Millie Hodgess, Peter Parazzo, Bob Manasian a WW2 veteran, and Tony and Bunny Maria to the largest extent next door at 34 Walnut while still offering friendly help to existing neighbors in need who wish not to be made known or considered elderly yet. My original vehicle I operated for 18 years and accumulated 130k miles for an average of 7,200 miles annually. It's replacement is averaging 4,600 miles annually partly due to using Butler Lumber far more over big box stores that helped foster the business. This is relevant because it illustrates that all of this work is local and increasingly more so over time. The way I've operated has changed very little since inception. The allowed primary vehicle goes out in the morning and returns each day with varying amounts of debris that is created which, part of the service is to leave the property clean. Because I am only small jobs this might be only, the old closet hardware, an old storm door, old interior trim and cuts or truly most often no debris at all. That debris is then put into a truck that negates the need for a dumpster service and it's primary purpose is to run to the dump every 2-3 months. The truck has never had dumping capacity so that means that it is filled in an orderly fashion. Storm doors, sheets of stock and such standing on the left, long slim stick type items along the right. All small and dusty debris is bagged and placed at the front of the bed and all short stock is collected at the tail. This all makes off-handling all of the items lightening fast and easy. Short debris gets kicked off first, panels second, trash bags next and long stock last. There is never ever any food involved or anything dusty or carries an odor that I, more than anyone forbids. I as well have to add that all is covered with a dot required tarp at all times. It is an essential part of my business which clocks an average in the past of 700 miles per year and I'd venture more recently even less. There is extremely low traffic impact from this vehicle. I do have a third vehicle that could not possibly have less impact as a commercial vehicle and that is my Japanese KEI truck. It's smaller than a 70's vw bug but has become a formidable tool in my arsenal to further economy and reduce operation of the other vehicles. It comes and goes in near perfect silence, for meets with customers and acquire supplies. It is the epitome of low impact and high efficiency and only brought into service under two years past.

Other items pertinent to the purpose of this hearing is the use of a small spraying apparatus that fits in the back of the KEI truck. As small as that truck is it only takes up a third of the bed, it stays in the truck from spring to fall and is removed, winterized and stored over the winter. So I am asking the Zoning board of appeals for these items

One: Being the secondary vehicle and dump runner (in lieu of allowed dump trailers)

Two: Being the Japanese mini truck

All three will have markings.

Three: The allowance of the 25 gallon spraying equipment unit.

Four: Would be the allowance of an existing 8x20 shelter moved to within setback limits and

Five: Which has not been yet discussed but in all of my 22 yrs in bus., 31 residing, this town has never once heard voice of any discontentment. My request here is that in creating a small job business from scratch requires an all in approach to endure the painful challenges. My childhood experience was growing up around a family business that was the neatest and cleanest gas station/repair shop you've ever seen. This is where my exceptional repair talents and neat habits began to blossom. I became an ASE master certified technician and upon the purchase of my one and only property and gained employment at Concord Chrysler (6 months) then 3 years at

Swanson Pontiac where I was placed behind the service desk due to my exceptionally neat and professional appearance habits. I am now 60 years of age at this point and do not create work out of joy but apply my abilities and expertise to my benefit and savings is and has always been a key part of my survival. I work a full week and Saturday is typically the time I use. I'll lay out the needed items quietly and wait for a reasonable time and most often it's only a small part of the day. I kindly ask that I be allowed to maintain only my own business vehicles as I have for 22 years. I don't find it fun, I do it because the financial savings are more than significant. I also don't plan to keep this up forever. My increasing age is pushing me away from these activities more and more.

So to clarify I am requesting the last permit which: is to be allowed a special permit for the ability to continue as I have for 22 years without issue during the hours of 9-5 that will only occur sporadically and infrequently as needs arise.

As an aging 36 year resident who has given physically with all I have over a long working career and now emerging as the needy elderly neighbor who doesn't move or get up like I used to. I was hoping to close out my experience at this residence with a perfectly neat and more marketable property fueling my retirement era. I've been called to this hearing the height of the chaos of reshaping the rear of this property to create the quiet and neat greenspace it has never been since originally built in 1880. Eliminating the rear parking necessity that has robbed my children of a place to play ball or adults to relax outdoors without vehicles. Future parking to emulate literally every other house on the street. Being allowed these considerations enables me to complete this work. The dump runner especially in acquiring rocks, bark mulch, loam, plantings etc.

One last late addendum to this is to address an accusation that I'm performing my primary handyman activities at my address, What little I may have done can certainly be averted to be conducted at each job site location. It has been so little that it is practically insignificant impact to me.

Thank You in advance for your time and consideration.

Dan Cormier
30-32 Walnut St.
Maynard, Ma









VEHICLE MILEAGE

1997 Ford Stake Body

<u>Inspection Date</u>	<u>Mileage</u>	<u>Difference</u>	<u>Timeframe</u>	<u>Average</u>
08/31/17	94,134 mi			
10/31/17	94,261 mi	127 mi	2 years	
07/10/20	96,105 mi	1,844 mi	3 years	AVG. 615 miles annually
06/09/23	99,884 mi	3,779 mi	3 years	AVG. 1,259 miles annually



Vehicle Inspection Report



Please Review This Important Information

Your vehicle has FAILED its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST. Here is what you need to do now:

- Fix safety defects immediately. Do not drive your vehicle until repairs are made.
- Have your repaired vehicle re-tested within 60 days of your initial inspection. The first re-test is free at the original inspection station during this period.
- If your vehicle does not pass a re-test within 60 days of its initial inspection, RMV may suspend your registration.
- Keep a copy of this Report with the vehicle as required by the Federal Motor Vehicle Safety Regulations for inspection, Repair and Maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehiclecheck or call the Motorist Hotline at 1-866-941-6277. The Hotline is staffed from 7 a.m. to 5 p.m. Monday, Wednesday, Friday, and Saturday, and from 7 a.m. to 8 p.m. on Tuesday and Thursday.

Overall Result: Fail

Vehicle Information		Station Information	
Safety Result	Fail	VIN	3FELF47G0VMA40824
Emissions Result	N/A	License Plate	L69810
Test Date	8/31/2017	Plate Type/State	CON / MA
Test Time	11:18:17AM	Vehicle Type	Truck
Test Type	Regular	Year / Make	1997 FORD
Slicker Number	182217873	Model	F-450
Inspection Type	Initial	Fuel Type	Gasoline
Inspection Count	1	GWR	16000
		Odometer	94134
		Station Number	PB050655
		Workstation Number	ST001808
		Inspector Number	*****8802
		Test Fee	\$100.00
		Shop Hourly Rate	\$35
		Time Spent	1.9

See Page 2 of this report for:
Commercial Vehicle Safety Results



Vehicle Inspection Report

Commonwealth of Massachusetts Motor Vehicle Inspection and Maintenance Program

Please Review This Important Information

Your vehicle has PASSED its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST. The results are summarized in this report.

Keep a copy of this Report with the vehicle, as required by the Federal Motor Vehicle Safety Regulations for Inspection, Repair and Maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehiclecheck or call Customer Service at 1-844-358-0135. Customer Service is staffed from 7 a.m. to 5 p.m. Monday, Wednesday, Friday, and Saturday, and from 7 a.m. to 8 p.m. on Tuesday and Thursday.

Overall Result: PASS

Safety Result	PASS
Emissions Result	N/A
Start Test Date/Time	7/10/2020 3:10 PM
End Test Date/Time	7/10/2020 3:22 PM
Test Type	Regular
Sticker Number	213626996
Inspection Type	Initial
Inspection Counter	1

Vehicle Information

VIN	3FELF47G0VMA40824
License Plate	L69810
Plate Type/State	CON / MA
Vehicle Type	TRUCK
Year / Make	1997 Ford
Model	F-450
Fuel Type	GASOLINE
Engine Cyl / Size	8 / 7.5L
GVWR	16000
Odometer	96105

Station Information

RICKYS SALES & SERVICE	260 NEW LANCASTER RD	LEOMINSTER	MA
Station Number	(978) 534-0120		
Workstation Number	MAW00000724	Inspector Number	*****1615

See Page 2 of this report for:
Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$15.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$50.00

VIR Number



Scan to visit website



Vehicle Inspection Report

Commonwealth of Massachusetts Motor Vehicle Inspection and Maintenance Program

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Overall Result: PASS

Vehicle Information

Station Information

Safety Result	PASS	VIN	3FELF47G0VMA40824	RICKYS SALES & SERVICE	260 NEW LANCASTER RD	LEOMINSTER	MA
Emissions Result	N/A	License Plate	L69810	CON / MA	TRUCK	(978) 534-0120	
Start Test Date/Time	6/9/2023 1:01 PM	Plate Type/State			Year / Make	1997 Ford	
End Test Date/Time	6/9/2023 1:07 PM	Vehicle Type			Model	F-450	
Sticker Number	247048311	Fuel Type	GASOLINE		Workstation Number	MAW00001777	PB005261
Inspection Type	Initial	Engine Cyl / Size	8 / 7.5L		Inspector Number	*****5131	
Inspection Counter	1	GVWR	16000				
Odometer	99884						

See Page 2 of this report for:
Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$95.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$130.00

VIR Number



Scan to visit website:



VEHICLE MILEAGE

2016 Ford Van

<u>Inspection Date</u>	<u>Mileage</u>	<u>Difference</u>	<u>Timeframe</u>	<u>Average</u>
11/30/22	46,661 mi			
11/29/23	50,990 mi	4,329 mi	1 year	4,329 miles
10/22/24	55,152 mi	4,162 mi	1 year	4,162 miles

Vehicle Inspection Report



Please Review This Important Information

Your vehicle has PASSED both its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST and its EMISSIONS TEST.

The results are summarized in this report. Keep a copy of the inspection documents with the vehicle as required by the Federal Motor Vehicle Safety Regulations for inspection, repair and maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehicheck or call Customer Service at 844-358-0135. Customer Service is staffed from 7 a.m. to 5 p.m. Monday through Friday and from 7 a.m. to Noon on Saturday.

Overall Result: PASS

Vehicle Information		Station Information	
Safety Result	PASS	VIN	1FDWE4FL4GDC17859
Emissions Result	PASS	License Plate	V86238
Start Test Date/Time	11/30/2022 10:58 AM	Plate Type/State	CON / MA
End Test Date/Time	11/30/2022 11:06 AM	Vehicle Type	TRUCK
Test Type	Regular	Year / Make	2016 Ford
Sticker Number	238040024	Model	E-Series Chassis
Inspection Type	Initial	Fuel Type	FLEXIBLE
Inspection Counter	1	Engine Cyl / Size	8 / 5.4L
		GVWR	14000
		Odometer	46661

See Page 2 of this report for:

Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$95.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$130.00

On-Board Diagnostic (OBD) Results		OBD Readiness Monitor Results		OBD Additional Data	
Tampering Check	PASS	Catalyst	READY	Miles Since Code Clearing	4964
Connector Result	PASS	Catalyst Heater	UNSUPPOTED	Warm-Ups Since Code Clearing	255
RPV Result	PASS	Evaporative System	READY	Pin 16 Voltage	14.3
Key-On BulbCheck	N/A	Secondary Air System	UNSUPPOTED		
Engine-Running Bulb Check	N/A	A/C System	UNSUPPOTED		
Scan Tool Check	N/A	Oxygen Sensor	READY		
Communication Result	PASS	Oxygen Sensor Heater	READY		
Mil Status Result	PASS	EGR and/or VVT System	UNSUPPOTED		
Readiness Result	PASS			OBD Permanent Fault Codes	

VIR Number



Scan to visit website:





Cleaner Air - Safer Roads

Vehicle Inspection Report

Commonwealth of Massachusetts Motor Vehicle Inspection and Maintenance Program

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Overall Result: **PASS**

Safety Result	PASS	VIN	1FDWE4FL4GDC17859
Emissions Result	PASS	License Plate	V86238
Start Test Date/Time	11/29/2023 1:03 PM	Plate Type/State	CON / MA
End Test Date/Time	11/29/2023 1:13 PM	Vehicle Type	TRUCK
Test Type	Regular	Year / Make	2016 Ford
Sticker Number	243764505	Model	E-Series Chassis
Inspection Type	Initial	Fuel Type	FLEXIBLE
Inspection Counter	1	Engine Cyl / Size	8 / 5.4L
		GWR	14000
		Odometer	50990

See Page 2 of this report for:
Commercial Vehicle Safety Results

Base Inspection Fee	\$35.00
Station Labor Rate	\$95.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$130.00

On-Board Diagnostic (OBD) Results		OBD Readiness Monitor Results		OBD Additional Data	
Tampering Check	PASS	Catalyst	READY	Miles Since Code Clearing	READY
Connector Result	PASS	Catalyst Heater	UNSUPPOTED	Warm-Ups Since Code Clearing	UNSUPPOTED
RPM Result	PASS	Evaporative System	READY	Pin 16 Voltage	14.4
Key-On BulbCheck	N/A	Secondary Air System	UNSUPPOTED		
Engine-Running Bulb Check	N/A	A/C System	UNSUPPOTED		
Scan Tool Check	N/A	Oxygen Sensor	READY		
Communication Result	PASS	Oxygen Sensor Heater	READY		
MIL Status Result	PASS	EGR and/or VVT System	UNSUPPOTED		
Readiness Result	PASS				
OBD Permanent Fault Codes		OBD Diagnostic Trouble Codes			

VIR Number



Scan to visit website:





Vehicle Inspection Report

Please Review This Important Information

Your vehicle has PASSED both its MASSACHUSETTS COMMERCIAL MOTOR VEHICLE SAFETY TEST and its EMISSIONS TEST.

The results are summarized in this report. Keep a copy of the inspection documents with the vehicle as required by the Federal Motor Vehicle Safety Regulations for inspection, repair and maintenance (49 CFR 396.21). Questions? Visit www.mass.gov/vehiclecheck or call Customer Service at 844-358-0135. Customer Service is staffed from 7 a.m. to 5 p.m. Monday through Friday and from 7 a.m. to Noon on Saturday.

Overall Result: PASS

Vehicle Information				Station Information			
Safety Result	PASS	VIN	1FDWE4FL4GDC17859	RICKY'S SALES & SERVICE	260 NEW LANCASTER RD	LEOMINSTER	MA
Emissions Result	PASS	License Plate	V86238	CON / MA	TRUCK	(978) 534-0120	
Start Test Date/Time	10/22/2024 4:15 PM	Plate Type/State	2016 Ford	E-Series Chassis	FLEXIBLE	8 / 5.4L	14000
End Test Date/Time	10/22/2024 4:27 PM	Vehicle Type	Year / Make	Model	Fuel Type	Engine Cyl / Size	GWWR
Test Type	Regular	Sticker Number	255920056	Inspection Type	Initial	Inspection Counter	1
See Page 2 of this report for: Commercial Vehicle Safety Results							
Odometer				55152			

Base Inspection Fee	\$35.00
Station Labor Rate	\$115.00 per hour
Inspection Time	1 hour(s)
Total Inspection Fee	\$150.00

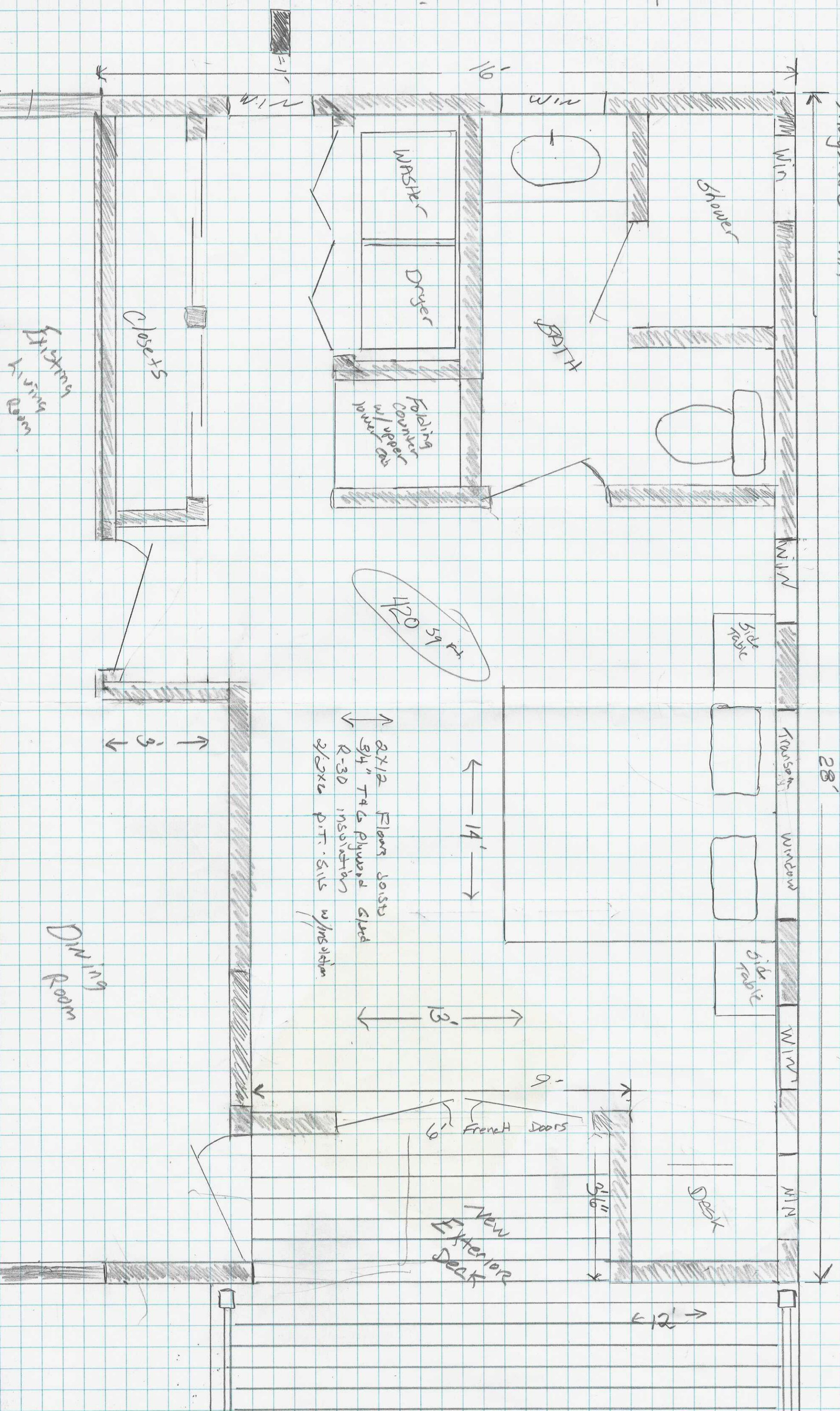
On-Board Diagnostic (OBD) Results				OBD Readiness Monitor Results				OBD Additional Data			
Tampering Check	PASS	Catalyst	READY	Miles Since Code Clearing	13455	Warm-Ups Since Code Clearing	255	Pin 16 Voltage	13.9	UNSUPPOTED	OBD Diagnostic Trouble Codes
Connector Result	PASS	Catalyst Heater	UNSUPPOTED	UNSUPPOTED		UNSUPPOTED		UNSUPPOTED		READY	OBD Permanent Fault Codes
RPM Result	PASS	Evaporative System	READY	Pin 16 Voltage	13.9	UNSUPPOTED		UNSUPPOTED		READY	
Key-On BulbCheck	N/A	Secondary Air System	UNSUPPOTED			UNSUPPOTED		UNSUPPOTED		READY	
Engine-Running Bulb Check	N/A	A/C System	UNSUPPOTED			UNSUPPOTED		UNSUPPOTED		READY	
Scan Tool Check	N/A	Oxygen Sensor	UNSUPPOTED			UNSUPPOTED		UNSUPPOTED		READY	
Communication Result	PASS	Oxygen Sensor Heater	READY			UNSUPPOTED		UNSUPPOTED		READY	
MIL Status Result	PASS	EGR and/or VVT System	UNSUPPOTED			UNSUPPOTED		UNSUPPOTED		READY	
Readiness Result	PASS					UNSUPPOTED		UNSUPPOTED		READY	

VIR Number



Scan to visit website:

7676 + Elizabeth Cobble
85 GARFIELD AVE
Maynard MA



Cobbett Residence
25 Gardfield Ave
Maynard MA

Hi! Roof on New Addition

2x12 Rafters
5/8" plywood
Shingles to match
drainage w/ Icebat
R-60 insulation

Corka-Tiks
w/ Simpson
Hurricane Ties
Top & Bottom

Class Based TO existing structure

Boar,

Handwritten: 1950

↓ (2) 2x12" Laminated lumber on 4x4 posts To Foundation

Existing
Dining
Room

Stefan
L. Dorn

Deck

post car

five Railings

← 4/24 post w/scene

Treks Decking
2x10 P.T. Joists

$\frac{3}{4}$ pc Azek trim

10 p.T

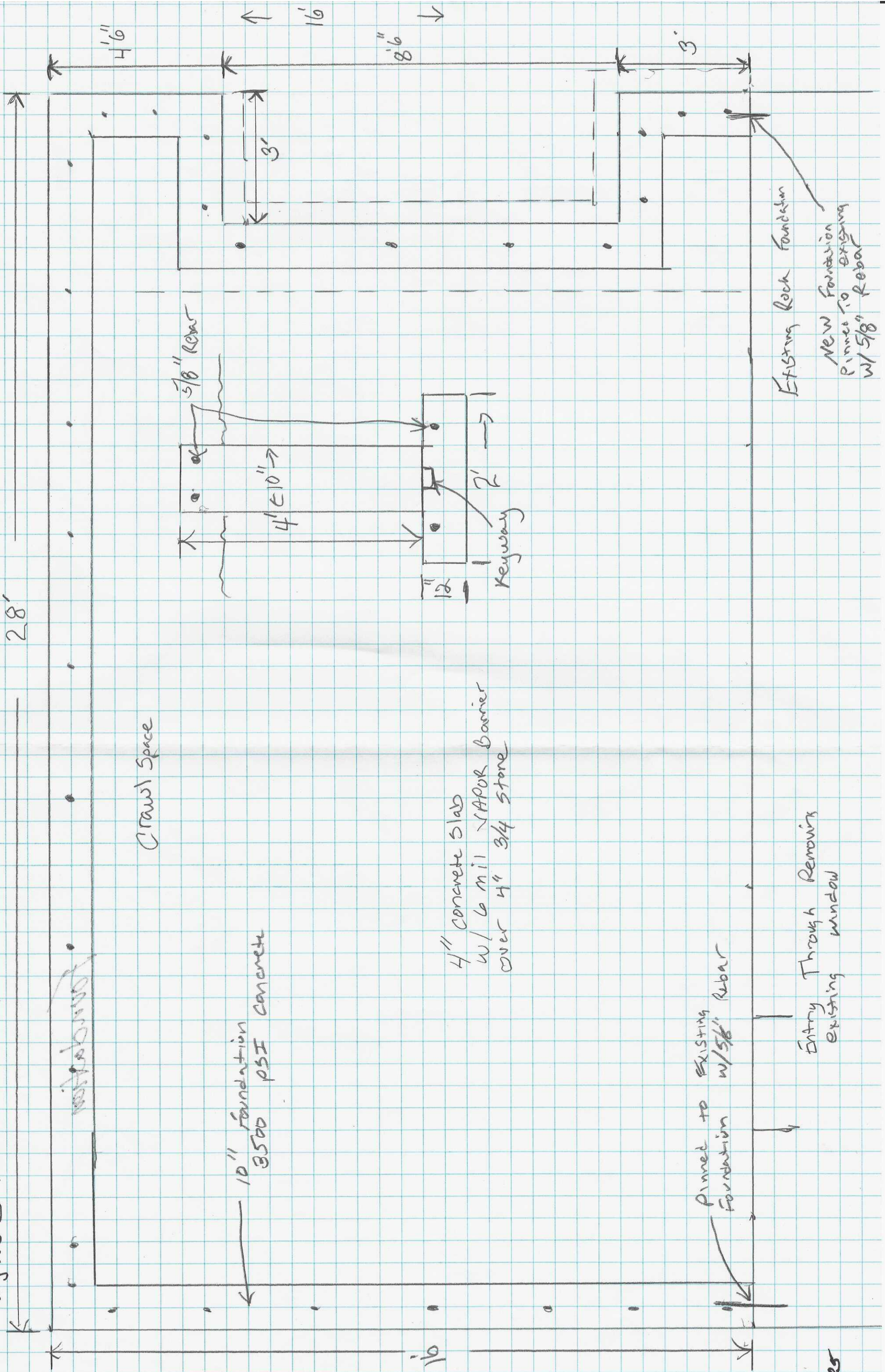
24x6 pressure treated
← Simpson post foot

sonotube
concrete
3500 PSI

1.4.3. Pattern To Addition

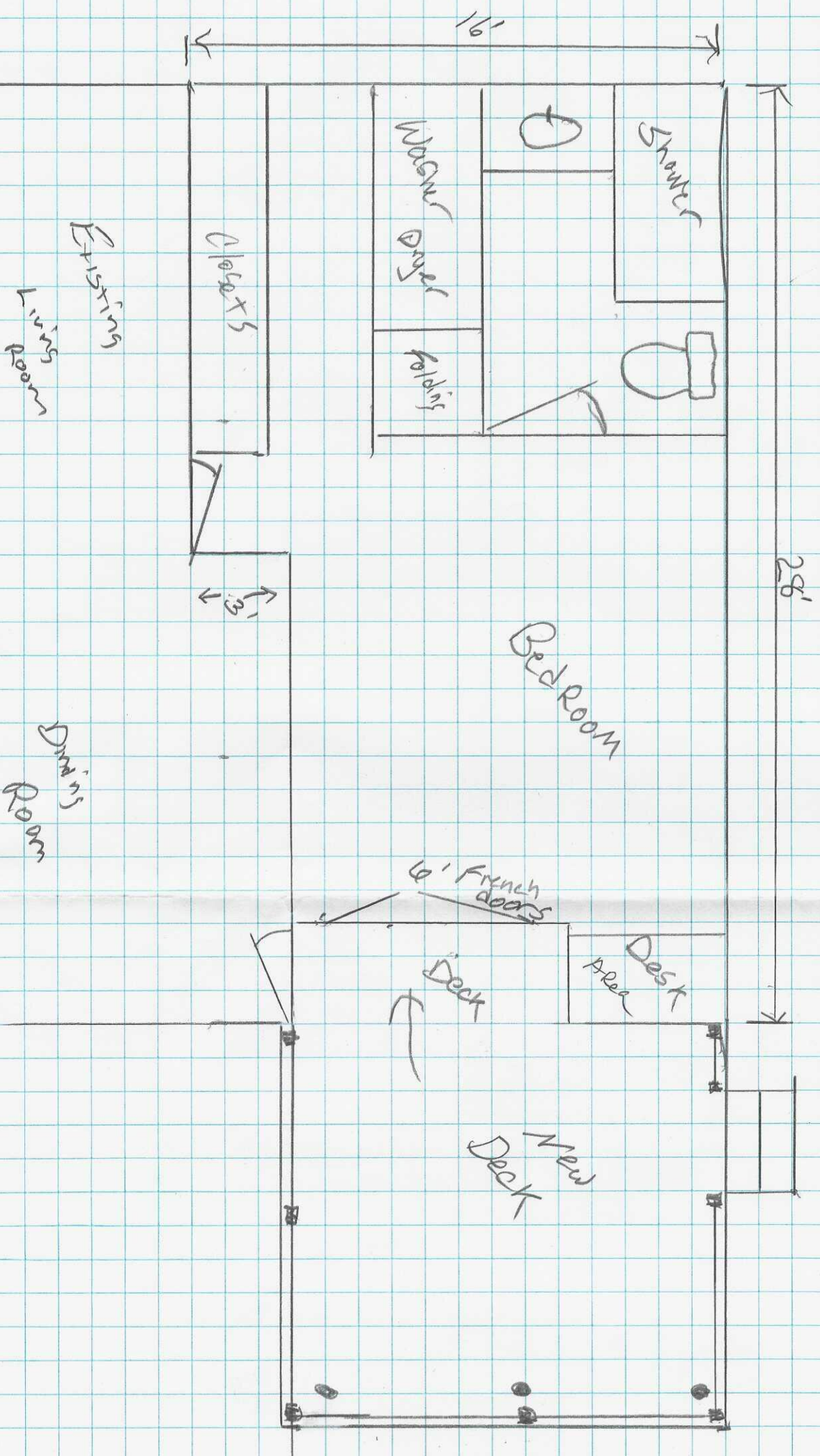
6/8/25

Cobblah Residence
25 Garfield Ave
Maynard MA.



6/6/25

Cobb/ah Residence
25 Garfield Ave
Meynour MA.



10/8/25

hereon
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Plan, In
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Easements

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ways, etc)
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nt Only.

GARFIELD AVENUE
(PUBLIC WAY - 40' WIDE)

S 35° 29' 43" W
80.00'

GRAVEL DRIVEWAY

N 54° 30' 17" W
100.00'

S 54° 30' 17" E
100.00'

(PRI. RUC

1200 Acreage

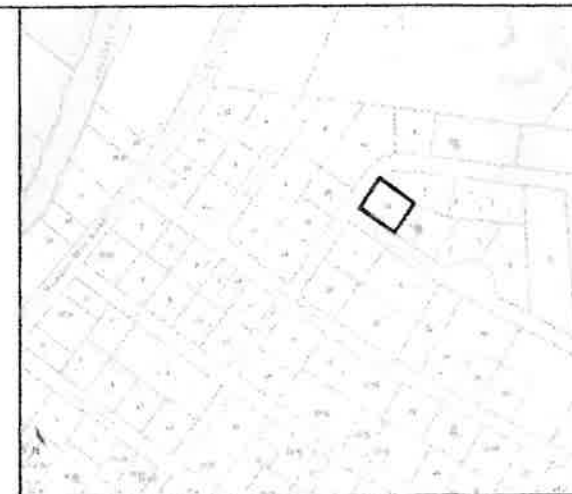
938.99 EXISTING

241 Acreage BEYOND

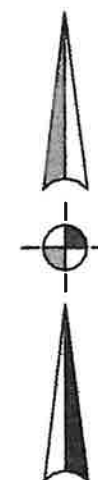
WITH 423 ADDED
182# OVER
17.275% OVER

N/F
3 WINTHROP AVENUE
NEIL ROCHE

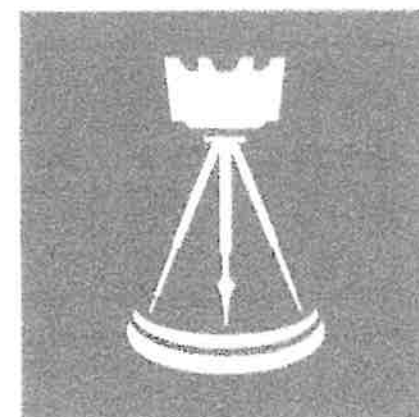
N/F
2 RUSSELL AVENUE
MATTHEW A. KAHN



Locus



Massachusetts State Plane Coordinate System
Maidland Zone (NAD83)



CHESSE

ENGINEERING

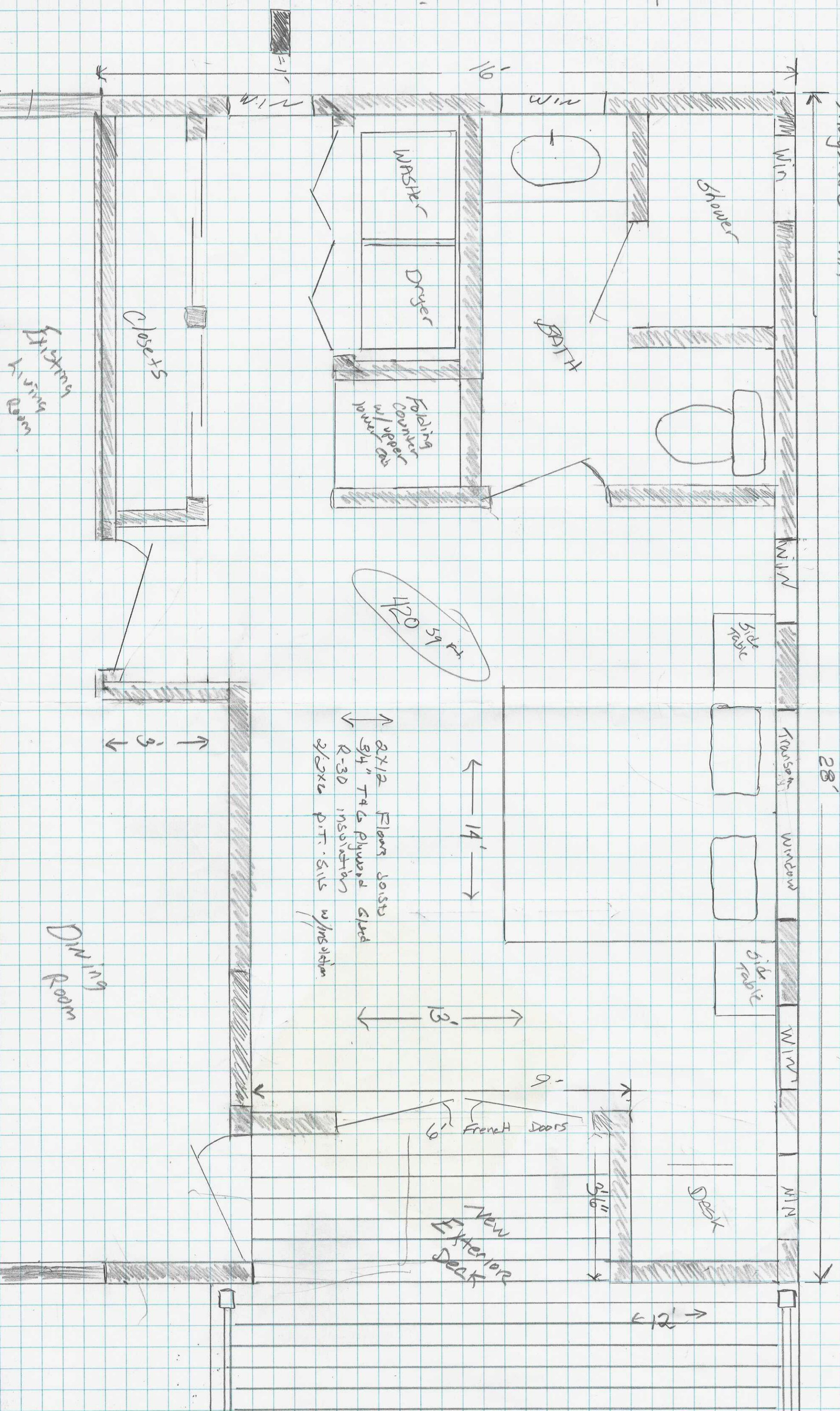
241
129
370

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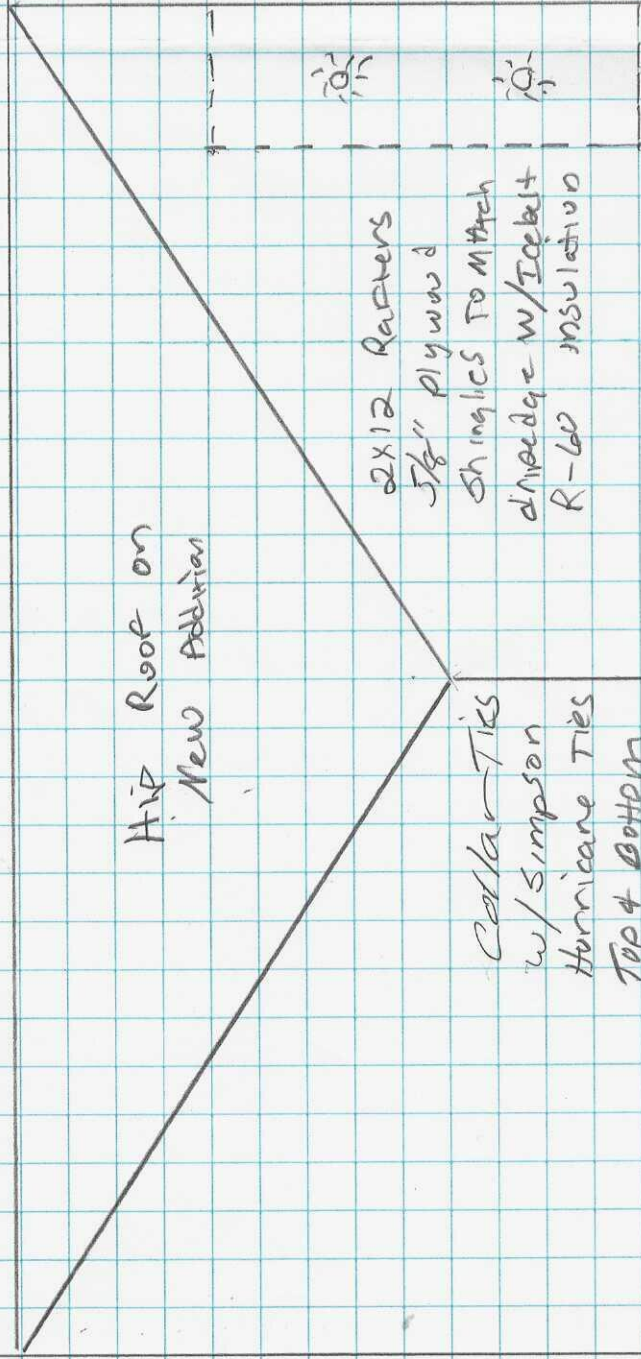
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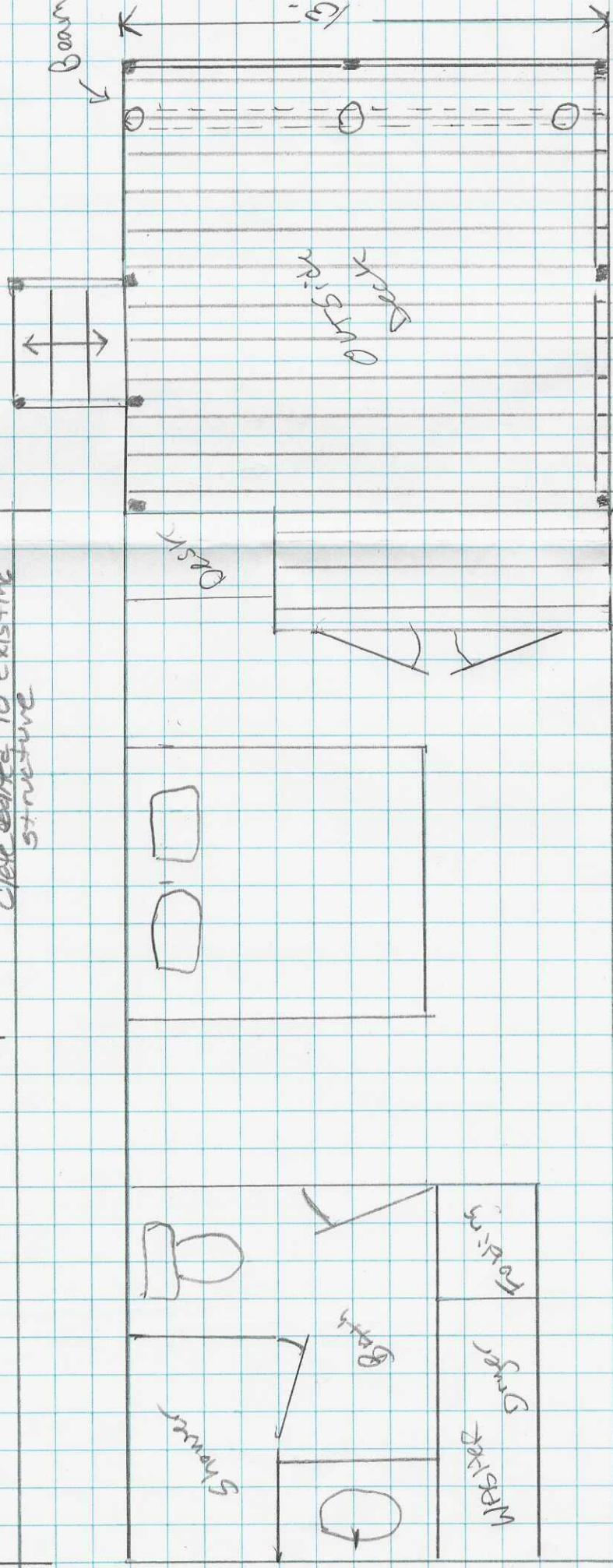
TEC + ELIZABETH Cabbiah
85 GARFIELD AVE
Maynard MA



Cobbett Residence
25 Garfield Ave
Maynard MA



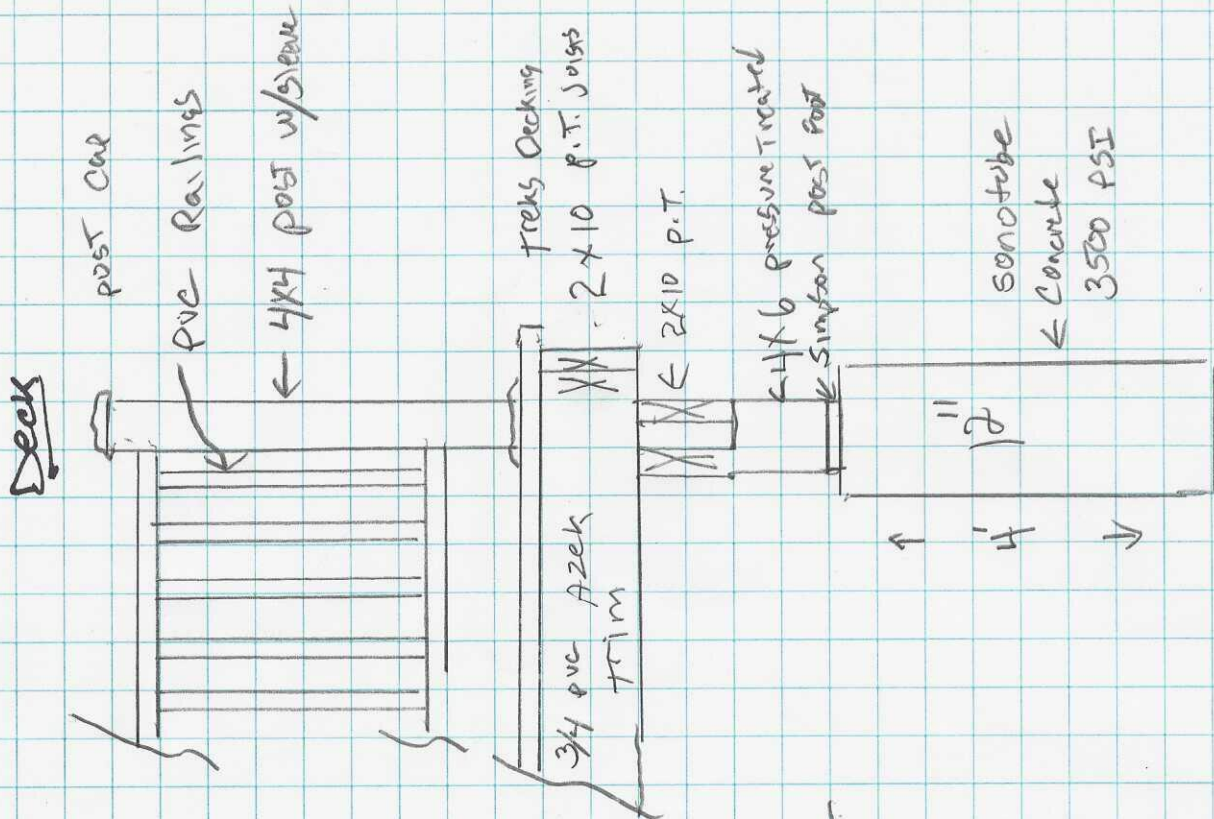
Deck



(2) 2x12" Laminated Lumber on 4x4 posts to foundation

Existing Dining Room

Existing Living Room

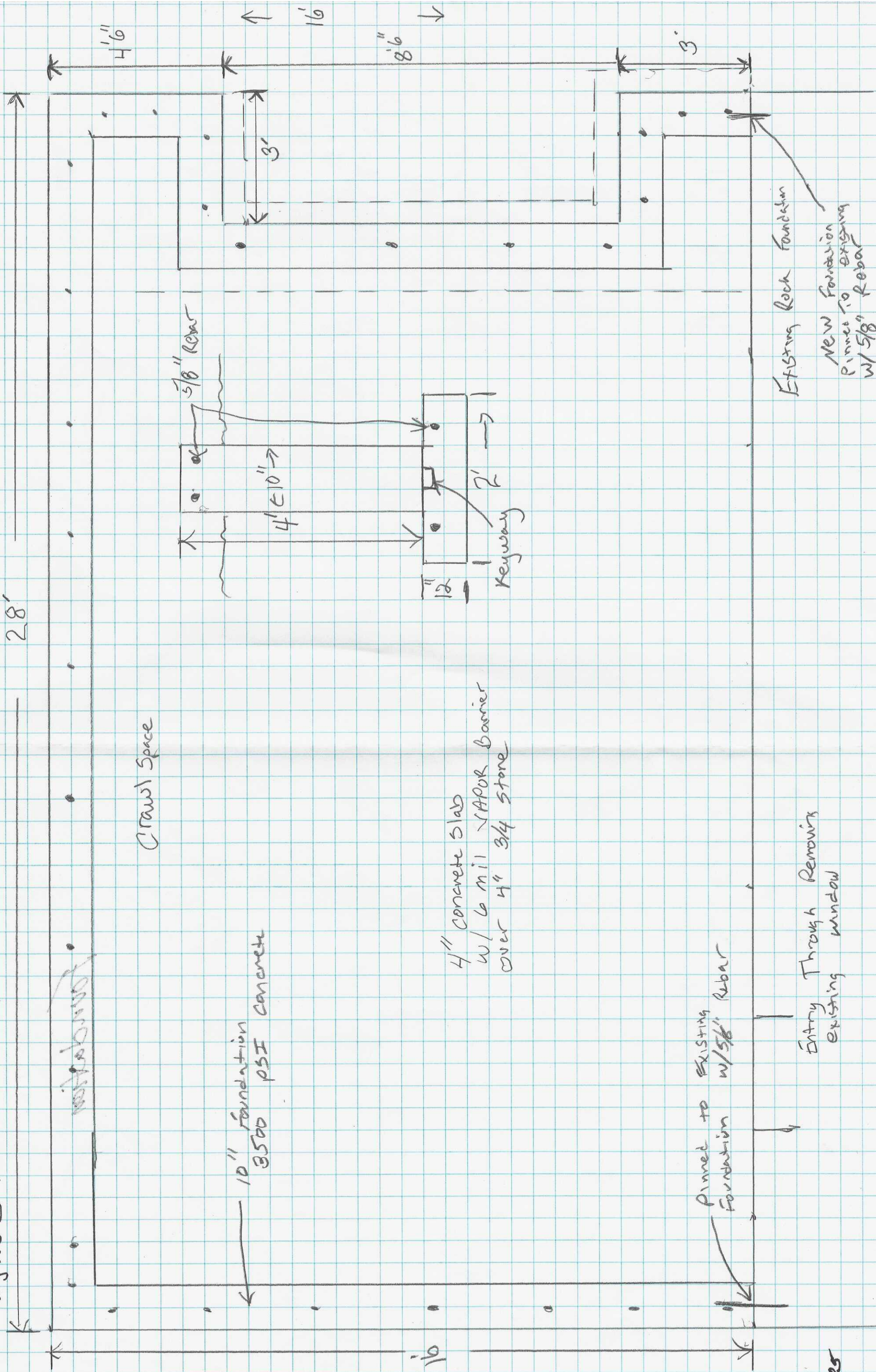


LAG pattern to addition



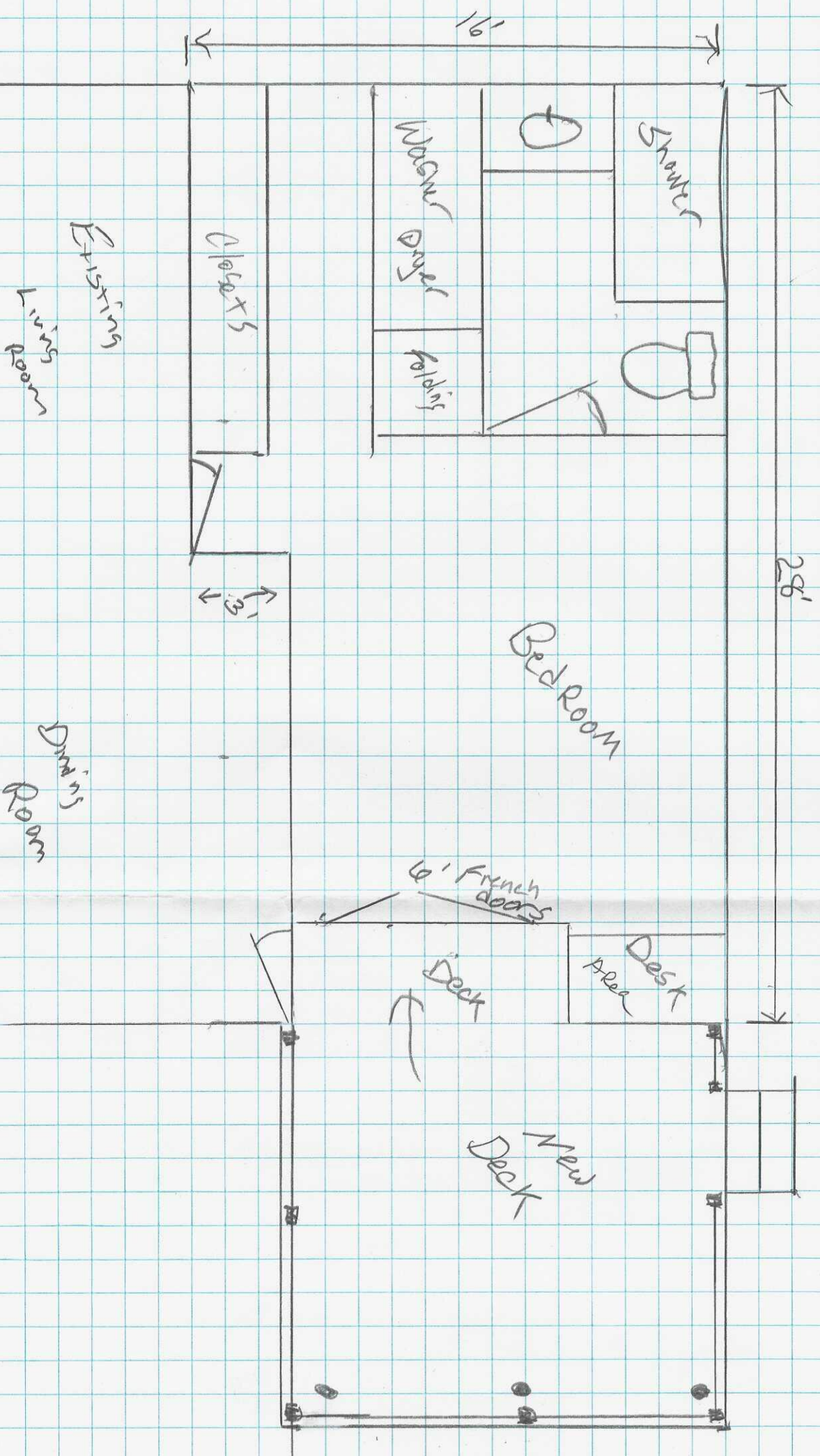
6/8/25

Cobbleh Residence
25 Garfield Ave
Maynard MA.



6/6/25

Cobb/ah Residence
25 Garfield Ave
Meynord MA.



6/8/25

**Application Fees (Not Including
Advertising and Mailing Costs):**

- Special Permit: \$250
- Variance: \$250
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150

Clerk Stamp:

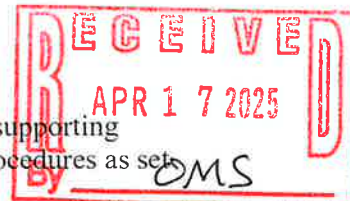
TOWN OF MAYNARD

APR 17 2025

**TOWN CLERK'S OFFICE
MAYNARD, MA 01754**



ZONING BOARD OF APPEALS
APPLICATION NUMBER: ZBA2503
PETITION FOR HEARING



This Petition must be completed, signed, and submitted with the filing fee and supporting documentation by the Petitioner or his representative in accordance with the procedures as set forth on the attachments to this petition.

Address of Property 25 Garfield Ave

Characteristics of Property: Lot Area 8015sf Present Use SF

Assessor's Map # 15 Parcel # 100 Zoning District ~~QR~~ S-1

Name of Petitioner Tete + Elizabeth Cobblah Phone # _____

Mailing Address 25 Garfield Ave Maynard MA 01754

E-mail Address ecobblah@gmail.com gebourque@gebourque.com

Name of Owner _____ Phone # 978-505-7620

(If not Petitioner)

Mailing Address _____

Petition is for Appeal from the Decision of the Building Commissioner

(Check One)

- ☒ A Variance
☐ A Special Permit
☐ Other (Please Specify) _____

Applicable Section of the Zoning By-Laws: _____

Summarize nature and justification of petition (*Please attach full explanation*):

I hereby request a hearing before the Zoning Board of Appeals with reference to the above Petition.

Signature of Petitioner (or representative) [Signature]

Address (if not Petitioner) _____

Telephone Number 978-505-7620

Signature of Owner, if other than Petitioner _____

ZONING BOARD OF APPEALS

Instructions for Petitioner

The Petitioner is advised to review the Maynard Zoning By-Laws (copy available at Town Clerk's Office), The Zoning Act (Massachusetts General Laws Chapter 40A), and these instructions, prior to filing a Petition and prior to appearing before the Zoning Board of Appeals (ZBA) at a Public Hearing.

The petition must be completely and accurately filled out, and all information must be entered in the appropriate space provided before the petition will be accepted for filing. Incorrect information may result in denial of the petition.

The petition shall be reviewed by the ZBA before it is accepted as filed. The ZBA reserves the right to have the petition reviewed by the Building Commissioner, the Superintendent of Public Works, and/or the Planning Board before the same is accepted for filing.

The petition must indicate the specific section of the Zoning By-Laws for which each variance, permit, or appeal is being petitioned.

Example: "A variance is sought from Section 4-1 of the Zoning By-Laws from the front setback requirement of Twenty Five (25) feet to Twenty (20) feet".

Each specific variance, permit, or appeal being requested in the petition must be set forth in a separate paragraph of the petition to clearly indicate the different requests. Failure to so state the requests clearly may result in the petition being denied.

The petition must be accompanied by:

- a) A Plot Plan which has been prepared and stamped by a Registered Land Surveyor or Engineer. This Plan must show:
 - i. All existing buildings on the property and all proposed buildings and additions.
 - ii. Distances from structures to lot line and length of lot lines, together with all dimensions and setbacks of proposed buildings.
 - iii. In the case of a residential dwelling, the front of the dwelling as defined in the Zoning By-Laws, and must further show the location of all present or proposed driveway or vehicle access areas.
 - iv. The Plan should, but need not, denote any other significant features of the Lot depicted on the petition, such as fences, stone walls, brooks, drains, or accessory structures.
 - v. If there is significant variation in the topography of the lot which is the subject of the petition it is recommended that spot elevations be shown by the Engineer.
- b) A list of all abutters, and abutters of abutters within three hundred foot of the property line of the property affected. This list must be certified by the Board of Assessors. Failure to provide this list will result in the petition being considered incomplete. Incomplete petitions will be returned to the petitioner.
- c) An area map obtained from the Board of Assessors, showing the area in which the property is situated.
- d) A check, payable to the Town of Maynard for the appropriate filing fee plus the fee for postage (this is based on abutters list and the cost of mailing by certified mail, return receipt requested) plus the cost for advertising in the local newspaper. Please be aware that there may be additional costs for filing with the Registry of Deeds.

- e) Appropriate documentation as to the relief being sought. These are outlined in the following sections.

In the case of a **Variance**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 10, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The particular Land or Structure, or the Use proposed for the Land or Structure, if any;
- b) The circumstances relating to the soil conditions, shape or topography of the Land or Structures and especially affecting the Land or Structure for which the Variance is sought which do not affect generally the Zoning District in which it is located;
- c) The facts which make up the substantial hardship, financial or otherwise, which results from the literal enforcement of the applicable zoning restrictions with respect to the Land or Structure for which a Variance is sought. (Substantial hardship is not purely economic in nature. It is insufficient to present evidence at the hearing merely showing that the value of the land in question will be affected by a lack of or denial of the requested variance.);
- d) The facts to support that the relief sought will be without substantial detriment to the public good; and that the public health and safety is not compromised by the granting of a variance;
- e) The facts to support a Finding that the relief sought may be given without nullifying or substantially derogating from the intent or purpose of the Zoning By-Laws; and
- f) Any other information pertaining to the variance which is the subject of the petition.

In the case of a **Special Permit**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 9, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The particular type of Use proposed for the Land or Structure, if any;
- b) The conditions and character of operations of the proposed Use which show that it will be in harmony with the general purpose and intent of the District and the By-Laws; and
- c) The nature of the proposed Use in relation to both the general and specific provisions of the By-Laws governing that Use and the District it is located.

In the case of an **Appeal**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 8, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The grounds for the appeal;

- b) Supporting documentation relative to the nature of the Appeal; and.
- c) Note: In the case of an Appeal from the action or failure to take action by the Building Commissioner, the appeal shall be filed with the Town Clerk within thirty (30) days from the date of issuance of a Permit or denial of a Permit by, or an Order, ruling, decision, or determination of, the Building Commissioner.

Failure to present evidence in one or more of the foregoing areas may result in the petition being denied by the ZBA. The ZBA cannot draw from the petitioner the necessary evidence to grant the petition if improperly presented.

ZONING BOARD OF APPEALS

Petition Process

Petition Submittal

The process for filing a petition and appearing in front of the Zoning Board of Appeals (ZBA) is as follows:

The Petitioner shall file the Petition for an **Appeal**, a **Variance** or a **Special Permit** with the ZBA, which will then review the Petition, and if complete, shall transmit a copy forthwith to the Town Clerk. The Petition shall consist of the completed Petition form, plot plan, area map, and other documentation as necessary to support the petition, as well as the appropriate fees. Incomplete petitions shall be returned to the petitioner.

In the case of an **Appeal** from the action or failure to take action by the Building Commissioner, the appeal shall be filed with the Town Clerk within thirty (30) days from the date of issuance of a Permit or denial of a Permit by, or an Order, ruling, decision or determination of, the Building Commissioner.

Notice and Hearings

Notice of ZBA hearings shall be advertised as required by the provisions of Massachusetts General Laws, Chapter 40A, Chapter 11:

Notice shall be given by publication in a newspaper of general circulation in the town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the town hall for a period of not less than fourteen days before the day of such hearing. Notice shall be sent by mail, postage prepaid to the petitioner, abutters, owners of land directly opposite on any public or

private street or way, and abutters to the abutters within three hundred feet of the property line of the property affected.

Hearings of the ZBA shall occur as necessary at times determined by the Board, in the Hearing Room in the Town Hall or any other place specified in the meeting notice. Frequency of hearings depends on the number and type of petitions on file. Typically, the ZBA meets monthly in an evening session.

All hearings shall be open to the public. No person shall be excluded unless they are considered by the chairperson to be a “serious hindrance” to the workings of the Board.

The Petitioner may appear on their own behalf or be represented by an agent or attorney. In the absence of any appearance without due course on behalf of a Petitioner or the owner of the property affected, the Board will deny the Petition.

Order of Business:

The Hearing for each petition shall be conducted as follows:

- a) Opening of the Public Hearing
- b) Reading of the petition legal notice by the Chairperson;
- c) Presentation by Petitioner;
- d) Presentation(s) by those in support of the Petition;
- e) Presentation(s) by those in opposition to the Petition;
- f) Questions by those seeking information;
- g) Rebuttal by Applicant, restricted to matters raised by opponent’s objections;
- h) ZBA members hearing the case may direct appropriate questions during the hearing;
- i) Closure of the Public Hearing
- j) Deliberation and determination of findings by the ZBA.

Filing of Decision

After deliberation, the ZBA will reach a decision. The decision requires a favorable vote of at least four members of the ZBA to grant the petition. If the decision is to grant the petition, the ZBA shall issue a copy of its decision to the owner and to the petitioner, if other than the owner, setting forth compliance with the statutory requirements for the issuance of such variance or permit and certifying that copies of the decision and all plans referred to in the decision have been duly filed.

The variance or permit shall take effect after a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the Town Clerk’s Office.

If the decision is to deny the petition, the decision is filed in the Town Clerk’s Office. Resubmission of the same petition is then precluded from occurring for two years, per M.G.L. Chapter 40A Section 16.

In cases where an appeal is made to the ZBA under G.L. c. 40A Section 8, other rules apply. See M.G.L Chapter 40A Section 15.

April 15, 2025

Dear members of the Zoning Board of Appeals,

We are writing to seek your permission to expand our current place of dwelling at 25 Garfield Avenue. We are two retired 70-year-old educators and have lived at this address for the past 37 years.

Our colonial house, which is about 134 years old, does not have a bedroom on the first floor. Anticipating mobility issues as we age, it has become necessary for us to create a bedroom, bathroom and workspace on the ground level.

It has come to our notice that we need your permission to proceed with this project. We hope that our application will be considered, and the building permit granted. Thank you for the good work you continue to do for Maynard.

Sincerely,

Tete Cobblah



Elizabeth Cobblah



1. The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On March 12, 2025 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.

2. The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only. This Plan, In Conjunction With A Record Plan Provided To The Client, Was Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.

3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.

4. Right-Of-Way Said To Be Public According To Town Clerk Or Their Designee. No Research For Local Acceptance Has Been Conducted.

5. This Plan Shall Not Be Used For Construction. Construction Layout Of Buildings, Location Of Site Improvements And Boundary Location Shall Be Performed By A Professional Land Surveyor. Location Of Features Or Boundaries Derived By Scaling This Plan May Not Be Accurate.

6. This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Form Of Ownership, And C) Shall Not Be Used To Determine The Location Of Any Features (Fences, Driveways, etc) By CHESSE Engineering Or Boundary Unless Explicitly Dimensioned On This Plan.

7. Scale of Drawing (1" = 20') Intended For A 11"x17" Print Only.

Declare That This Survey And Plan Were Prepared In
 Accordance With The Procedural And Technical
 Standards For The Practice Of Land Surveying In The
 Commonwealth Of Massachusetts.

DRAFT COPY

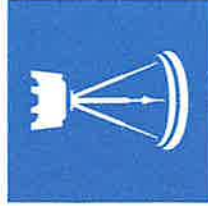
FOR CLIENT REVIEW ONLY

Paul Campbell, PLS #52781	Date
---------------------------	------

Drawing name: C:\Users\Paul\CHESSE Engineering\Projects\0434 -- 25 Garfield Ave Maynard MA\dwg\0434.ccc.rev00.dwg
Apr 07, 2025 - 16:07pm



Locus



CHESS
ENGINEERING

125 John Street, Suite 1
Lowell, MA 01851
Phone (617) 982-3250
www.chessengineering.com

Certified Plot Plan

Prepared For
Tete Cobblah

25 Garfield Avenue
Maynard, MA 01754
(Middlesex County)

No.	Revision	Date	App.

Designed By _____

Scale _____

Drawn By _____

1" = 20'

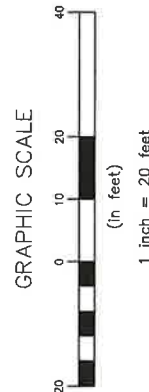
Checked by _____

Date: March 19, 2025

Owner Of Record:

Augustus Tete Cobbiah &
Elizabeth P. Updike Cobbiah, Trustees
Of The Cobbiah Realty Trust
25 Garfield Avenue
Maynard, MA 01754
Deed Book 60215, Page 385
PID: Map 15 Parcel 109
Plan: Book 155, Page 40 (Lots 221 & 222)
Area Measured: 8,000 S.F.

The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Chess Engineering, LLC Does Not Warranty The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Chess Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.



1 inch = 20 feet

Notes:

- The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On March 12, 2025 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.
- The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only. This Plan Is Not To Be Used In Connection With A Record Plan Provided To The Client, Was Prepared In Accordance With The Procedures And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.
- This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.
- Right-Of-Way Said To Be Public According To Town Clerk Or Their Designee, No Research For Local Acceptance Has Been Conducted.
- This Plan Shall Not Be Used For Construction, Construction Layout Of Buildings, Location Of Site Improvements, Or Boundary Location. It Shall Be Performed By A Professional Land Surveyor. Location Of Features Or Boundaries Derived By Scaling This Plan May Not Be Accurate.
- This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Form Of Ownership, And C) Shall Not Be Used To Determine The Location Of Any Features (Fences, Driveways, etc) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned By Chess Engineering On This Plan.
- Scale of Drawing (1" = 20') Intended For A 11"x17" Print Only.

ZONING CHART	
ZONE DISTRICT: SINGLE RESIDENCE DISTRICT 1 (S-1)	
PROPOSED USE: SINGLE FAMILY DWELLING - BUILDING ADDITION	
ALLOWED (Y/N/SP); VARIANCE BY ZBA(S)	
REQUIRED	PROPOSED
MIN. LOT SIZE	10,000 S.F. 8,000 S.F.(S)
MIN. LOT FRONTAGE	100 FT 80 FT(S)
MIN. LOT WIDTH	80 FT 100 FT
MIN. FRONTAGE SETBACK	25 FT 19.8 FT(S)
MIN. SIDE YARD SETBACK	15 FT 18.6 FT
MIN. REAR YARD SETBACK	30 FT 40.1 FT
MAX. BUILDING COVERAGE	15 % 21.3%(S) (1,703.0 SF)
MAX. IMPERVIOUS	60 % 23.5% (1,878.7 SF)
MAX. BUILDING HEIGHT	35 FT <35 FT

NOTES:
 1. EXISTING BUILDING GROSS FLOOR AREA = 3083 SF PER ASSESSOR RECORDS. INCREASE (764.9 SF) = 24.8% ALLOWED BY BUILDING COMMISSIONER PER \$5.1.5
 2. ALLOWED BY BUILDING COMMISSIONER PER \$5.1.5.1
 3. ALLOWED BY BUILDING COMMISSIONER PER \$5.1.5.2
 4. ALLOWED BY BUILDING COMMISSIONER PER \$5.1.5.3
 5. VARIANCE REQUIRED BY ZBA PER \$5.1.4

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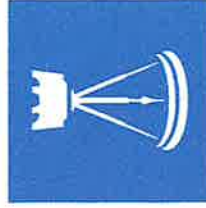
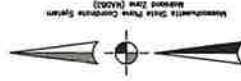
FOR CLIENT REVIEW ONLY

Paul Campbell, PLS #52761 PE #49236 Date

Drawing name: C:\Users\Paul\Chess Engineering Dropbox\Projects\0434 - 25 Garfield Ave Maynard MA\dwg\0434.cpc.rev00.dwg
 Apr 15, 2025 - 11:48am



LOCUS



CHESSENGINEERING

126 John Street, Suite 11
 Lowell, MA 01852
 Phone (617) 982-3250
 www.chessengineering.com

Certified Plot Plan - Proposed

Prepared For
 Tete Cobblah

25 Garfield Avenue
 Maynard, MA 01754
 (Middlesex County)

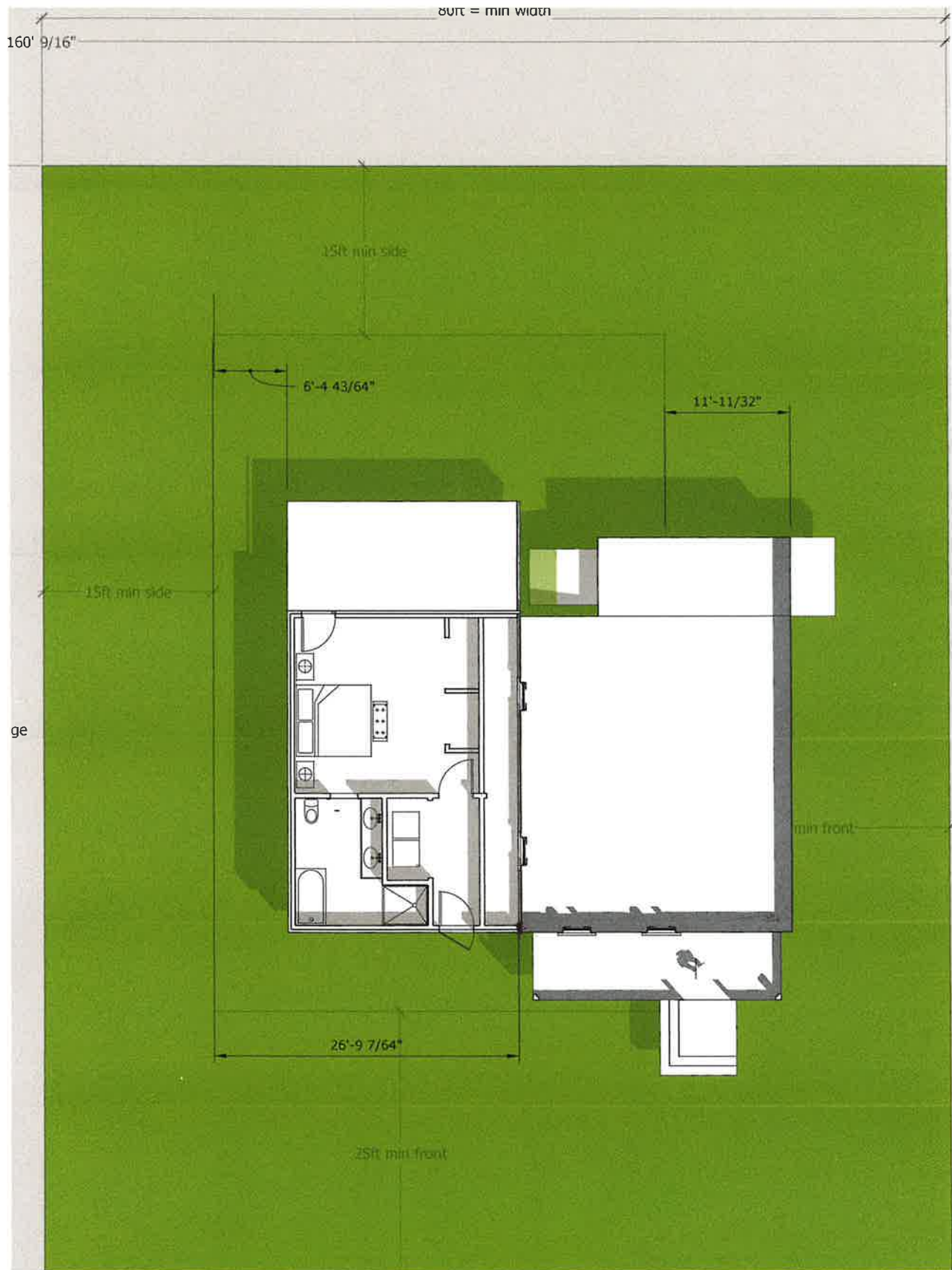
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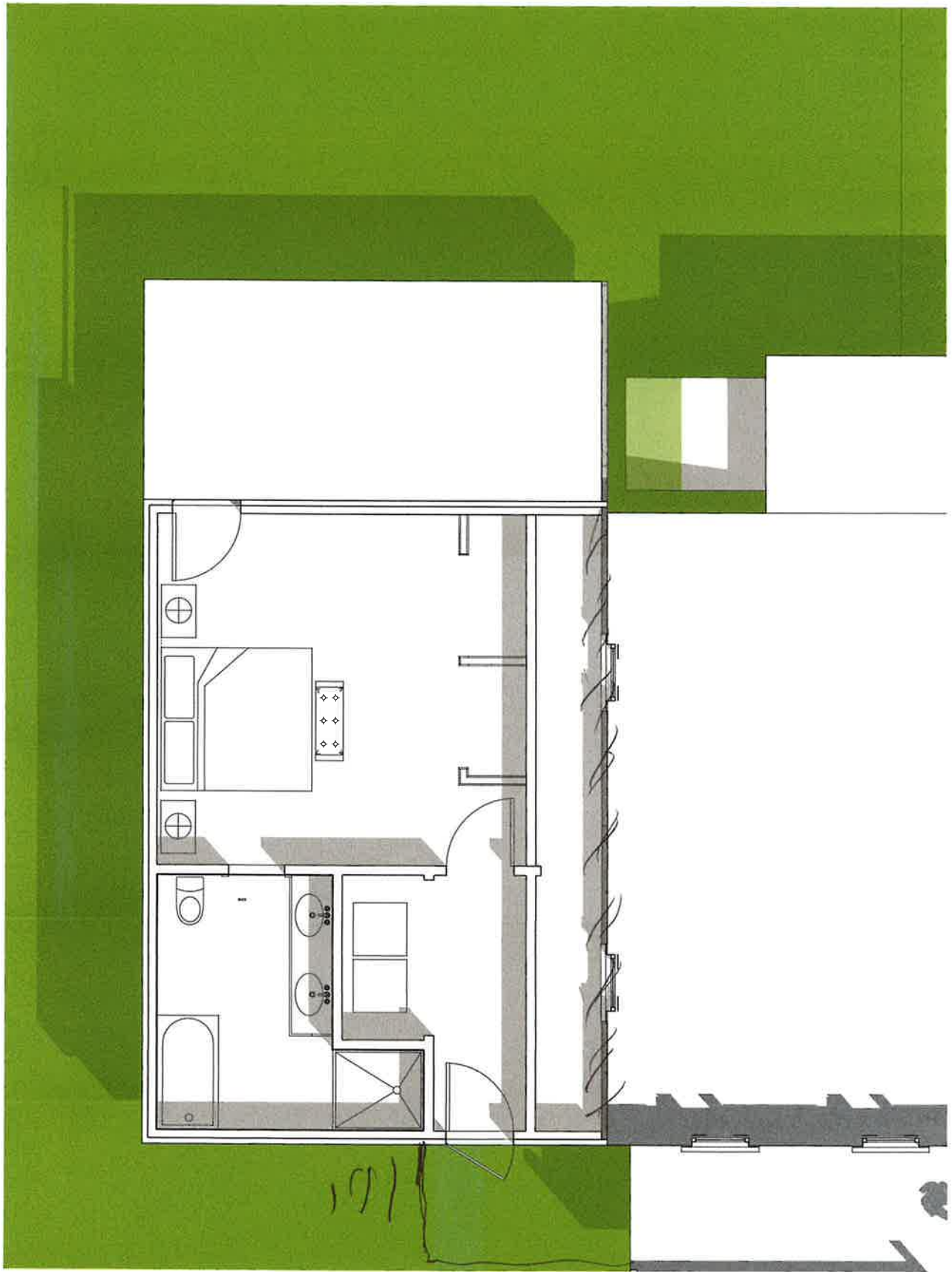
Pete + Elizabeth

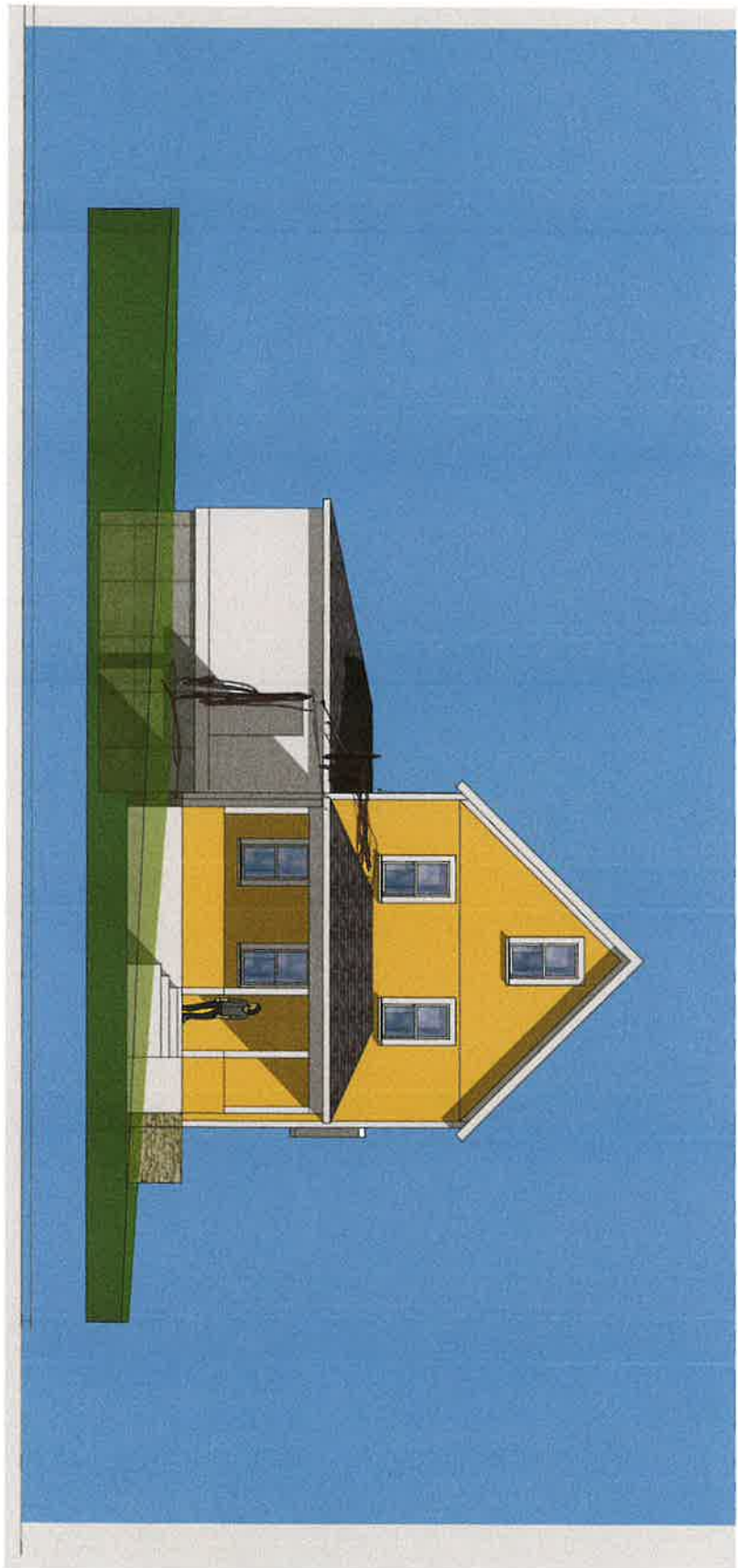


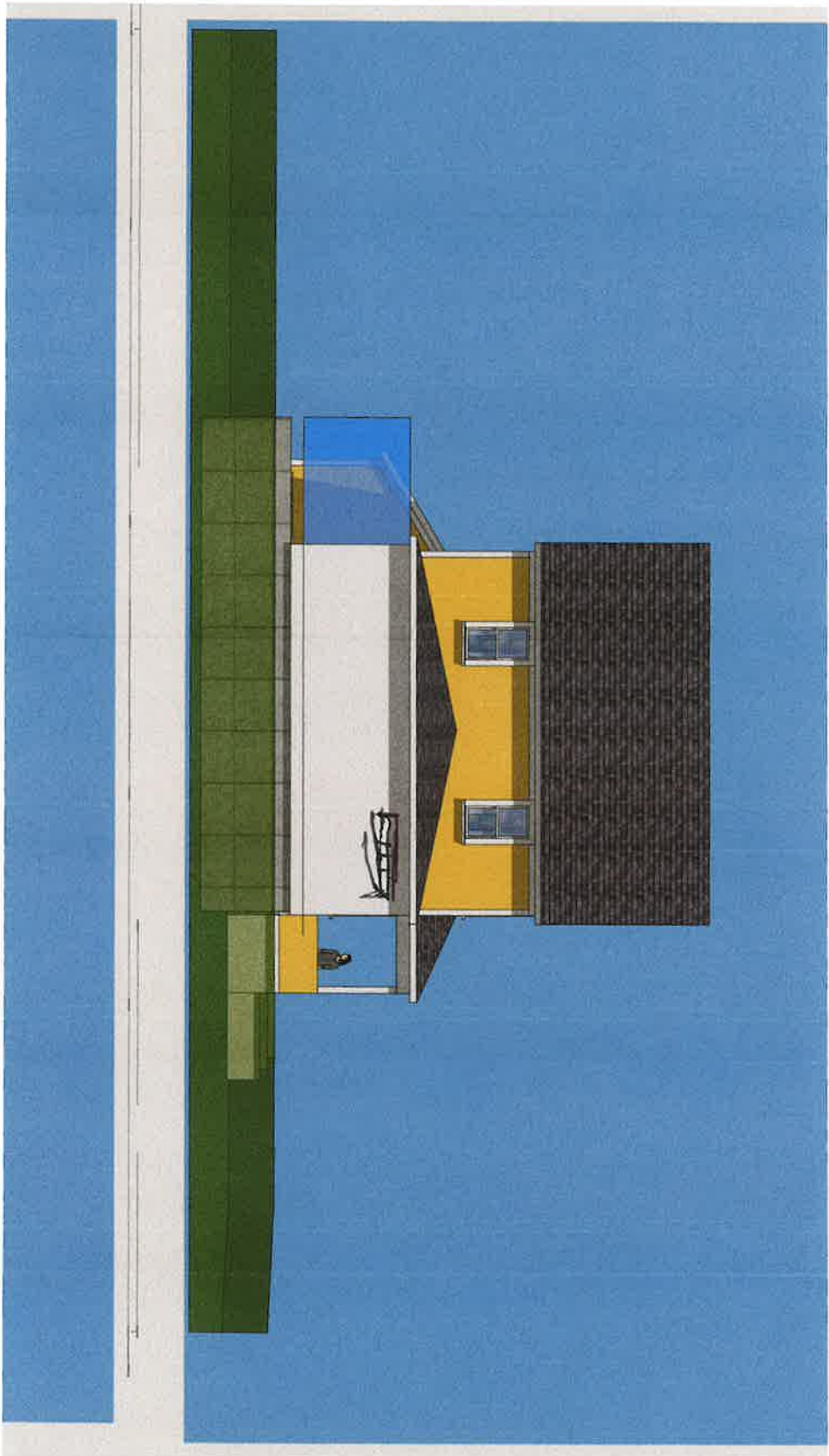
Table B. Dimensional Requirements

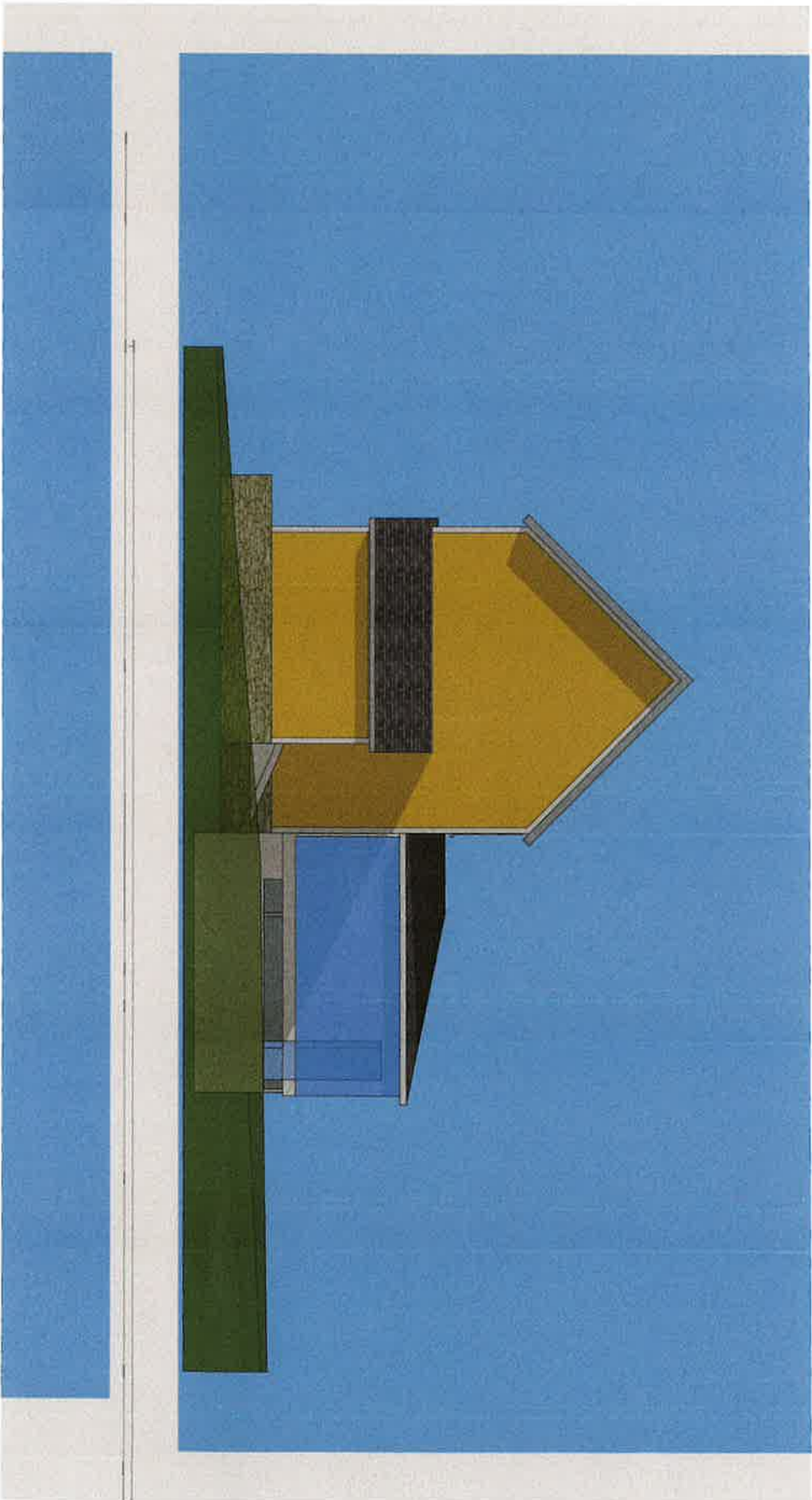
Item	S-1
Minimum Lot Requirements	
Area (square feet)	10,000 ¹
Frontage (feet)	100
Width (feet)	80
Minimum Yard Requirements	
Front (feet)	25
Rear (feet)	30 ²
Side (feet)	15
Maximum Coverage	
By Building (%)	15
By Impervious Surface (%)	60
Maximum Building Height (feet)	35
Minimum % of Lot Area	
Landscape Open	0
Located in front yard	0

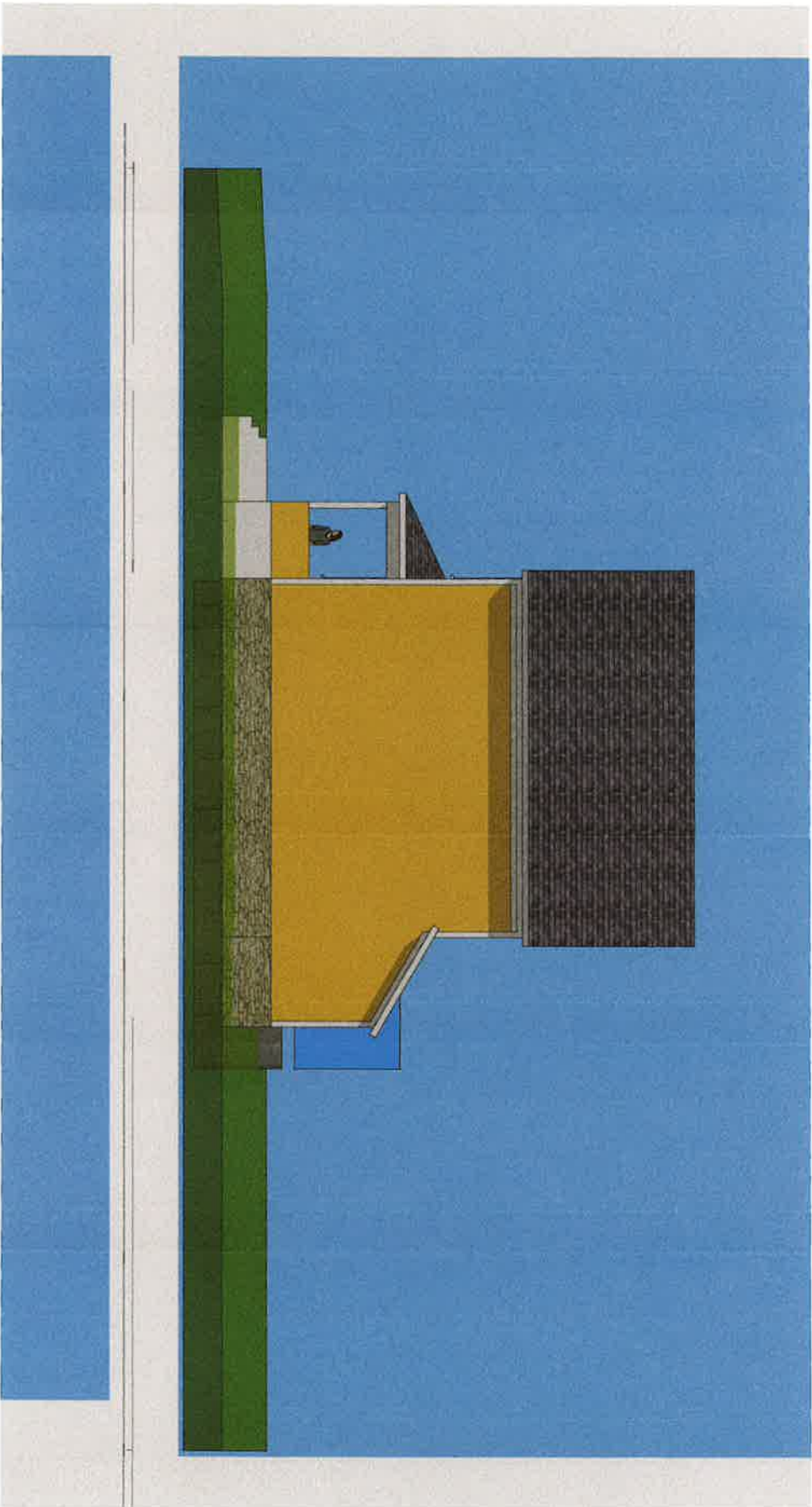












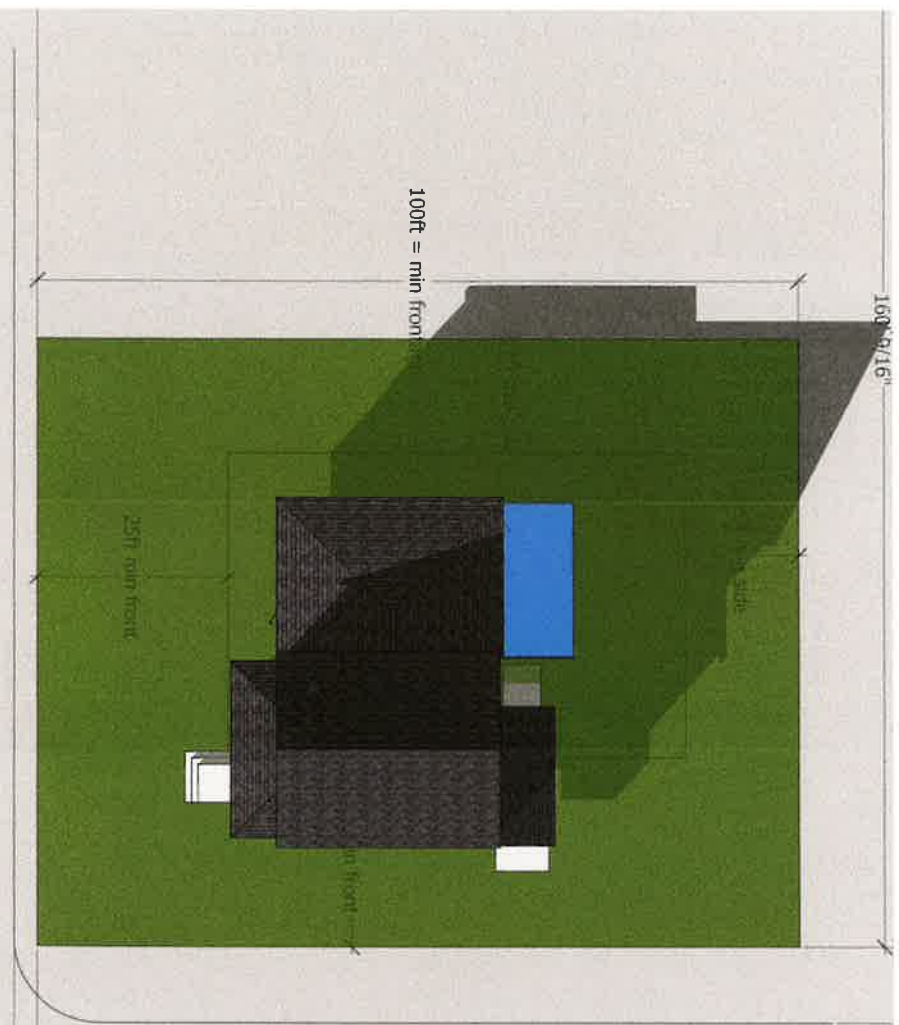


Table B. Dimensional Requirements

Item	S-1
Minimum Lot Requirements	
Area (square feet)	10,000 ¹
Frontage (feet)	100
Width (feet)	80
Minimum Yard Requirements	
Front (feet)	25
Rear (feet)	30 ²
Side (feet)	15
Maximum Coverage	
By Building (%)	15
By Impervious Surface (%)	60
Maximum Building Height (feet)	35
Minimum % of Lot Area	
Landscape Open	0
Located in front yard	0







BOARD OF ASSESSORS

195 MAIN STREET
MAYNARD, MA 01754
978-897-1304

TO: Permit Granting Authority
FROM: Board of Assessors
RE: Parties in Interest to:
015-0000-0109.0

ADDRESS: 25 Garfield Ave, Maynard

USE of LIST: Special Permit

DATE: FEBRUARY 21, 2025

We hereby certify that the attached list, taken from our Real Estate Property Lists, includes the names and addresses of all parties in interest under Massachusetts General Laws Chapter 40A, Section 11, as amended in 1979, to the best of our knowledge and belief.

Stephen Trombetta
S.M.D.
B. Schuch
Board of Assessors



25 Garfield Ave - 15/109 - SP

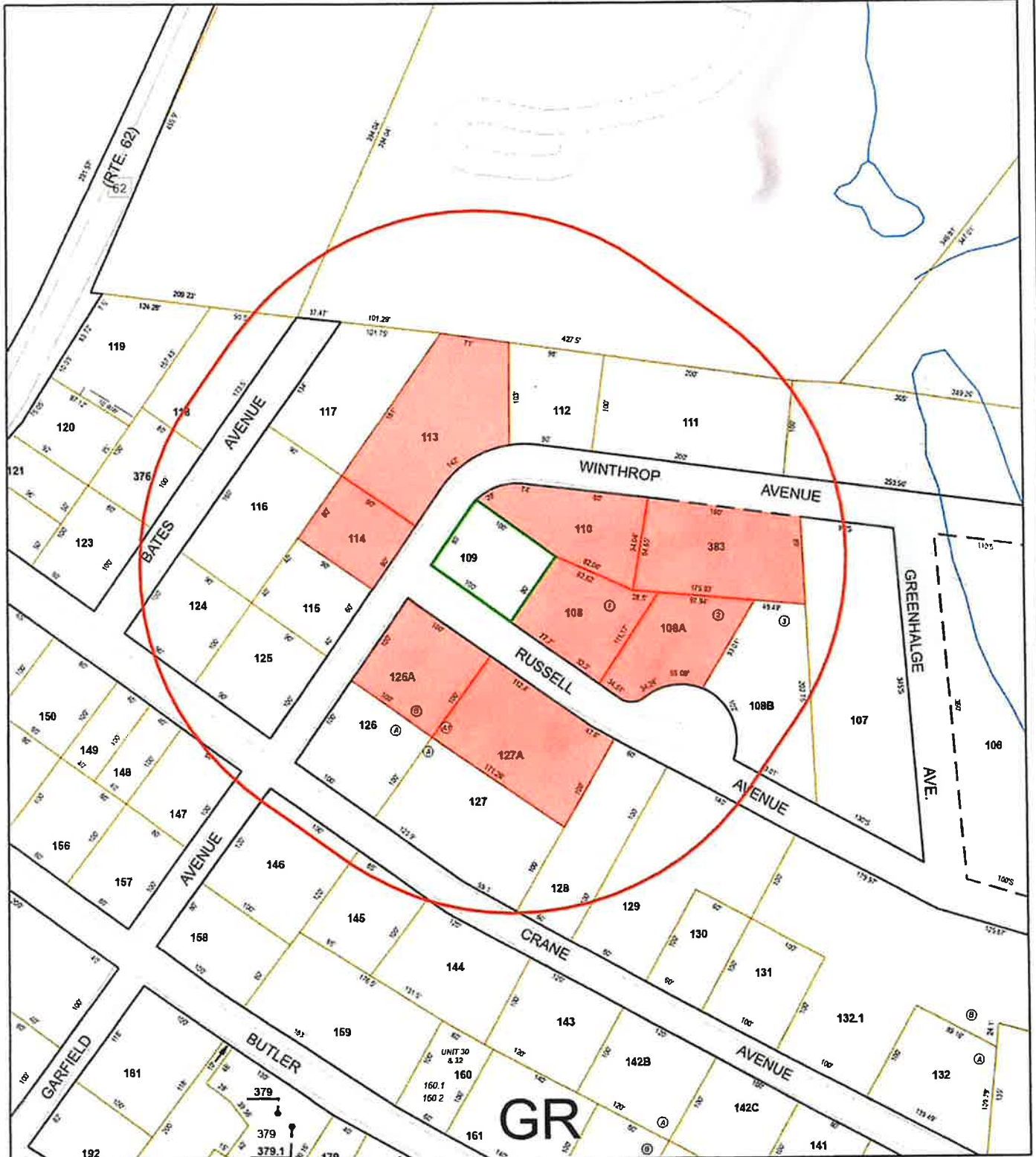
Town of Maynard, MA

1 inch = 140 Feet



www.cai-tech.com

February 21, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



SPECIAL PERMIT Abutters List Report

Maynard, MA
February 21, 2025

Subject Property:

Parcel Number: 015.0-0000-0109.0
CAMA Number: 015.0-0000-0109.0
Property Address: 25 GARFIELD AV

Mailing Address: COBBLAH RLTY TR COBBLAH
AUGUSTUS T & ELIZABETH
25 GARFIELD AV
MAYNARD, MA 01754

Abutters:

Parcel Number: 015.0-0000-0108.0
CAMA Number: 015.0-0000-0108.0
Property Address: 2 RUSSELL AV

Mailing Address: KAHN MATTHEW A
6 DEMERS DR
MARLBOROUGH, MA 01752

Parcel Number: 015.0-0000-0108.A
CAMA Number: 015.0-0000-0108.A
Property Address: 4 RUSSELL AV

Mailing Address: LECLAIR STEPHEN G & DOUGHTY
ALISON L
4 RUSSELL AV
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0110.0
CAMA Number: 015.0-0000-0110.0
Property Address: 3 WINTHROP AV

Mailing Address: ROCHE NEIL
143 MEADOW LN
BOXBOROUGH, MA 01719

Parcel Number: 015.0-0000-0113.0
CAMA Number: 015.0-0000-0113.0
Property Address: 22 GARFIELD AV

Mailing Address: PESSOA RALPH M S & AMELIA K M
22 GARFIELD AV
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0114.0
CAMA Number: 015.0-0000-0114.0
Property Address: 20 GARFIELD AV

Mailing Address: CAIN SHARON L
20 GARFIELD AV
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0126.A
CAMA Number: 015.0-0000-0126.A
Property Address: 1 RUSSELL AV

Mailing Address: VANA EVAN K & ANDREA P
1 RUSSELL AV
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0127.A
CAMA Number: 015.0-0000-0127.A
Property Address: 3 RUSSELL AV

Mailing Address: BUI PHUOC DUC
3 RUSSELL AV
MAYNARD, MA 01754

Parcel Number: 015.0-0000-0383.0
CAMA Number: 015.0-0000-0383.0
Property Address: 5 WINTHROP AV

Mailing Address: BRENNAN INVESTMENT TR JOHN E &
MARY P BRENNAN
5 WINTHROP AV
MAYNARD, MA 01754



www.cai-tech.com

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2/21/2025

Page 1 of 1

BRENNAN INVESTMENT TR
JOHN E & MARY P BRENNAN
5 WINTHROP AV
MAYNARD, MA 01754

BUI PHUOC DUC
3 RUSSELL AV
MAYNARD, MA 01754

CAIN SHARON L
20 GARFIELD AV
MAYNARD, MA 01754

KAHN MATTHEW A
6 DEMERS DR
MARLBOROUGH, MA 01752

LECLAIR STEPHEN G &
DOUGHTY ALISON L
4 RUSSELL AV
MAYNARD, MA 01754

PESSOA RALPH M S & AMELIA
22 GARFIELD AV
MAYNARD, MA 01754

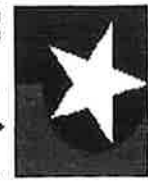
ROCHE NEIL
143 MEADOW LN
BOXBOROUGH, MA 01719

VANA EVAN K & ANDREA P
1 RUSSELL AV
MAYNARD, MA 01754

015.0 0000 0109.0
Map Block Lot

1 of 1 RESIDENTIAL
CARD Maynard

Total Card / Total Parcel
APPAISED: 492,000/ 492,000
USE VALUE: 492,000/ 492,000
ASSESSED: 492,000/ 492,000



Patriot
Properties Inc.

PROPERTY LOCATION

No	25	Alt No	GARFIELD AV, MAYNARD	Direction/Street/City
----	----	--------	----------------------	-----------------------

OWNERSHIP

Owner 1:	COBBLAH RLTY TR	Unit #	
Owner 2:	COBBLAH AUGUSTUS T & ELIZABETH		
Owner 3:			
Street 1:	25 GARFIELD AV		
Street 2:			
Twp/City:	MAYNARD		
S/Prov:	MA	County	
Postal:	01754	Owner Occ	Y

PREVIOUS OWNER

Owner 1:	COBBLAH AUGUSTUS T & ELIZABETH P U
Owner 2:	
Street 1:	25 GARFIELD AVE
Twp/City:	MAYNARD
S/Prov:	MA
Postal:	01754

NARRATIVE DESCRIPTION

This parcel contains .18 AC of land mainly classified as SNGL-FAM-RES with a CONVENTIONAL Building built about 1890, having primarily FRAME-CLAPBD Exterior and 1967 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
------	-------------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.184	220,800		271,200	492,000
Total Card	0.184	220,800		271,200	492,000
Total Parcel	0.184	220,800		271,200	492,000
Source:	Market Adj Cost	Total Value per SQ unit (Card):	250.13	Parcel:	250.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes
2025	101	FV	220,800	0	.184	271,200	492,000		Year end
2024	101	FV	201,400	0	.184	258,300	459,700		Year end
2023	101	FV	184,500	0	.184	246,000	430,500		Year End Roll
2022	101	FV	184,500	0	.184	206,600	391,100		Year End Roll
2021	101	FV	189,600	0	.184	206,600	396,200		Year End Roll
2020	101	FV	189,600	0	.184	187,000	376,600		Year End Roll
2019	101	FV	144,200	0	.184	178,600	322,800		Year End Roll
2018	101	FV	120,200	0	.184	162,400	282,600		Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COBBLAH AUGUSTU	60215-385	P	10/11/2012	NO-CONVIENT	10 No	No	D	
SENNETT MICHAEL	19302-123	P	8/30/1988		161,000	No	O	

TAX DISTRICT

PAT ACCT.

Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Vest	Fed Code	F	Descrp	Comment
5/22/2003	200310975		12,000	C					REPAIR WATER DAMAG
6/13/2001	200110556		10,000	C					REMODEL KITCHEN
5/13/1997	9709678		4,000	C					16 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2016	COMPLETE	PT	PT
10/16/2007	EXTR NONE	KR	KR

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SNGL-FAM-	100	water	PS	PUBLIC-SYS
0				Sewer	SW	SEWER
n				Electr		
Census:				Exmpl		
Flood Haz						
D	MAYN	MAYN	100	Topo		LEVEL
s				Street	P	PAVED
t				Gas		LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	Fact	LUCC	No of Units	Depth/ Pct	Unit Type	Land Type	Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	All Class	Spec Land Code	Fact Use Value	Notes
101	SNGL-FAM-R			8000		SO FEET	PRIMARY	1.0	0	27.56	1.23	R2					271,190			271,200	

Sign:

VERIFY SECTION OF WEST REG DATA

1/1/1



ASSESSING DEPARTMENT

195 MAIN STREET
MAYNARD, MA 01754
978-897-1304

RECEIVED
FEB 20 2025
TOWN OF MAYNARD
ASSESSOR'S OFFICE

ABUTTER'S LIST REQUEST

PROPERTY ADDRESS: 25 Garfield Ave

PARCEL ID: 15 / 109

Please Indicate USE OF LIST:

- | | |
|--|---|
| ☐ PLANNING BOARD | ☐ ZONING BOARD OF APPEALS |
| ☐ CONSERVATION | ☐ LIQUOR LICENSE |
| ☒ SPECIAL PERMIT | ☐ OTHER – Please describe: |

Requested by:

Richard Bourque

Phone # 508-328-4323

Email: GEBOURQUE@GEBOURQUE.COM
GE BOURQUE

Richard Bourque
Signature

2/20/25
Date

LIST WILL BE COMPLETED IN UP TO 10 DAYS FROM REQUEST.
FEE: \$25 Cash or Check Payable to the Town of Maynard

2-20-25
PAID CH # 8898
BOURQUE AND SONS II
\$25

Owner Name	Co_Owner Name	Owner Address	Owner City	Owner State	Owner Zip
BRENNAN INVESTMENT TR	JOHN E & MARY P BRENNAN	5 WINTHROP AV	MAYNARD	MA	01754
BUI PHUOC DUC		3 RUSSELL AV	MAYNARD	MA	01754
CAIN SHARON L		20 GARFIELD AV	MAYNARD	MA	01754
KAHN MATTHEW A		6 DEMERS DR	MARLBOROUGH H	MA	01752
LECLAIR STEPHEN G &	DOUGHTY ALISON L	4 RUSSELL AV	MAYNARD	MA	01754
PESSOA RALPH M S & AMELIA K M		22 GARFIELD AV	MAYNARD	MA	01754
ROCHE NEIL		143 MEADOW LN	BOXBOROUGH H	MA	01719
VANA EVAN K & ANDREA P		1 RUSSELL AV	MAYNARD	MA	01754

Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
May 21, 2025 – 7:00 p.m.
(Held remotely via Zoom)

ZBA Board Members Present: Paul Scheiner – Chair; Leslie Bryant; Jerry Culbert; John Courville; Brad Schultz and Jackie Downing (Alternate).

Others Present: Zoe Piel – Assistant Town Planner/Conservation Agent; Bill Nemser – Planning Director; Tete and Elizabeth Cobblah, Richard Bourque, Daniel Cormier

Called to Order at 7:05 p.m. by Chair Scheiner. The board members introduced themselves.

1. Meeting Minutes of February 27, 2025

Chair Scheiner made one correction to attendees listed.

Ms. Bryant made a motion to accept the minutes of the February 27, 2025 meeting of the Zoning Board of Appeals as amended. Mr. Culbert seconded the motion.

The Board voted unanimously by roll call to accept the minutes.

2. Public Hearing - 25 Garfield Avenue

The owner/applicants, Tete and Elizabeth Cobblah, represented by their contractor, Richard Bourque, are requesting a Variance granting relief from Section 4 of the Zoning By-laws, to construct an addition to the property that would extend the existing nonconforming front setback and create a new nonconformity by exceeding building coverage limits (15%/1,200 sf. allowable, 21.3%/1,703 sf. proposed).

Mr. Bourque introduced himself and advised the board he would be speaking on behalf his clients who were also present.

Mr. Bourque explained that he wished to add an addition of approximately 765 square feet to the existing structure. Because the proposed addition would exceed the maximum building coverage of 15% to approximately 20%, a Variance required.

Chair Scheiner explained that for a variance, the board has very strict criteria under state law that it must follow and that each must be met in order for the board to allow a variance and asked the applicant to explain what specific hardships warranted this request. Mr. Bourque responded that the lot was undersized, but that the applicants needed additional first floor room

to prepare for aging in place and to accommodate visitors. Chair Scheiner acknowledged this was understandable, but pointed out that the law does not allow for personal hardships, but that the hardship must be connected specifically with the parcel and the structure.

Chair Scheiner asked Ms. Piel to clarify data in the staff report table, indicating that the property could be expanded roughly half the size proposed without exceeding the coverage and consequently negate the need for Americans. Ms. Piel stated that was the case.

Chair Scheiner asked the board for comments: Mr. Schultz asked if the proposed addition would add or expand the basement of the structure. The contractor stated that was not the case. Mr. Schulz explained that this was to clarify soil conditions on the property to determine if they should be factored into the request. Mr. Schulz concluded by pointing out that the applicant could avoid the need for a variance at all with an expansion that brought the structure to 15% coverage.

Mr. Colbert stated he agreed with Mr. Schulz's assessment and said that he was not sure he could support the application for Variance when the petitioner had the opportunity to expand and stay within the dimensional requirements of Zoning By-laws.

Ms. Bryant asked staff if the applicant would be prohibited from filing a similar request for a two-year period if they went forward with this petition and were denied by the board. Ms. Piel stated that was the case.

Chair Scheiner pointed out that in cases similar to this, where both sides are working towards a solution, it has been successful for the applicant to resubmit plans based on the ZBA input. Mr. Bourque stated that he did not want to have a denial that would prevent the work for two years. The contractor agreed that this would be the best approach, but then he had to consult with his clients. Leslie Bryant made a motion to continue the hearing to June 16 at 7 PM. The motion was elected by Jerry Culbert (the meeting date was scheduled a week early in June because of conflicting availability of several members).

3. Public Hearing – 30-32 Walnut Street

The owner/applicant, Daniel Cormier, is requesting Special Permit approval to operate an Accessory Home-Based Business – Type B, per Section 8.3 of the Zoning By-laws.

Mr. Cormier introduced himself and provided the board with a description of the scope of his home business activities. He described the business as including small home repairs, picture-hanging, and other "handy" jobs, but not construction. He also described the three vehicles he uses for the business, including a truck used as a mobile workshop; a dumptruck; and a Japanese *kei* truck used for errands.

Chair Scheiner and Mr. Culbert inquired about a backhoe parked on the subject property. Mr. Cormier stated that the equipment was in use for driveway excavation on his own property and had never been used for the business.

Ms. Bryant asked the petitioner whether the excavation was threatening any trees on the property. Mr. Cormier replied that he did not believe so. Ms. Bryant also asked when the driveway excavation had begun, which Mr. Cormier estimated two years ago. He explained that an injury had interrupted the progress of the driveway project.

Chair Scheiner referred the petitioner to the new AHHBA by-law and its criteria for the Board's favorable findings. Ms. Downing asked the petitioner to consider potential mitigation approaches for exterior storage of vehicles and equipment. Mr. Schultz pointed out that other small-job handyman services can be operated as AHHBA-Type A, as all outside evidence of the business activity is screened or otherwise mitigated.

Mr. Cormier noted to the Board that he planned to retire in 5-10 years, so he did not feel the business should be considered a long-term issue. Multiple members of the Board discussed continuing the public hearing pending a site visit to the property. Mr. Culbert moved to continue the public hearing. Ms. Bryant seconded the motion. The Board voted to continue the public hearing to the meeting of June 16, 2025, at which the meeting would commence at the site visit at 6:30PM and continue on Zoom after completion of the visit.

Chair Scheiner made a motion to close the meeting, which Ms. Bryant seconded.

The Board voted unanimously by hand to close the meeting.

The meeting was closed at 8:55 p.m.

Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
June 16, 2025 – 7:00 p.m.
(Held remotely via Zoom)

ZBA Board Members Present: Paul Scheiner – Chair; Leslie Bryant; Jerry Culbert; John Courville; Brad Schultz; Jacqueline Downing (alternate)

Others Present: Bill Nemser – Planning Director; Daniel Cormier, applicant

Called to Order at 7:00 p.m. by Chair Scheiner. The board members introduced themselves.

Public Hearing: 30-32 Walnut Street (Continued From 05.21.25)

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owner Daniel Cormier, 30-32 Walnut Street, Maynard, MA 01754. The subject property, 30-32 Walnut Street, is a two-family dwelling located in the General Residential (GR) zoning district. Per Sections 3.1.2 and 8.3 of the Maynard Protective Zoning By-Laws, the applicant seeks Special Permit approval to operate an Accessory Home-Based Business (Type-B) at 30-32 Walnut Street, and to allow overnight outdoor parking of two additional commercial vehicles associated with this business on the property

Mr. Courville has recused himself from this hearing. Therefore, the vote would have to be unanimous with four voting members in the absence of Ms. Downing, who joined the meeting late. The Board members decided to commence the discussion and update Ms. Downing when she joined the meeting.

Chair Scheiner opened the Hearing. At the last meeting on May 21, 2025, Mr. Cormier presented his application. A site visit was conducted the evening of June 16 before the meeting. The Board found three commercial vehicles, a riding lawn mower, a small tractor, and piles of debris and dirt. There was a lengthy discussion of what adjustments can be made to make it look like a residential property and not a commercial business storage yard.

Mr. Cormier stated that he has made a lot of improvements to the house, including painting it. A lot of the equipment on the property exists because he fixes his own house and from a family-owned mechanic business that closed. It is not associated with his current handyman business. He has moved a lot of equipment already and plans to sell a lot of it.

Ms. Downing joined the meeting at approximately 7:32 p.m. Chair Scheiner provided a summary of the site visit to the property.

One of the trucks is being used for waste collection. Chair Scheiner asked the applicant to contact the fire department about getting a permit for that. The Board made several recommendations including reducing the number of vehicles, clearing out the debris and planting trees for screening. Mr. Cormier agreed to try to alleviate the Board's concerns.

Mr. Schultz recommended that Mr. Cormier:

- Reduce the number of commercial vehicles to one.
- Screen the tractor from view
- Clear any visible debris piles

Ms. Bryant made a motion to continue the hearing for 30-32 Walnut Street to July 28, 2025 with a site visit to the property at 6:15 p.m., followed by a meeting of the Board at 7 p.m. Mr. Culbert seconded the motion.

The Board voted unanimously to approve the motion.

Public Hearing: 25 Garfield Ave.

(Continued From 05.21.25) Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owners Tete and Elizabeth Cobblah, 25 Garfield Ave., Maynard, MA 01754.

Ms. Brant made a motion to continue the hearing for 25 Garfield Ave to July 28, 2025 at 7:30 p.m., as the applicant was not present. Ms. Downing seconded the motion.

ZBA Updates

The Zoning Board of Appeals is drafting a set of rules and regulations for conducting meetings. Chair Scheiner, Mr. Nemser and Ms. Piel are working on the draft.

Ms. Downing made a motion to close the meeting, which Mr. Culbert seconded.

The Board voted unanimously by hand to close the meeting.

The meeting was closed at 8:37 p.m.