



# 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](mailto: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](#)

[ZBA2502 - 30-32 WALNUT ST RESIDENT COMMENT.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. Minutes Approval

Documents:

ZBA MINUTES 05.21.25 (UNAPPROVED) 1.1.DOCX  
ZBA MINUTES 6.16.25 (UNAPPROVED) 1.1.DOCX

4. Election Of Chair And Vice Chair For FY 26

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

POOL

SPRINKLER  
- 1/2" DIA

FINISHED  
CONC. SLAB

UP PARK  
- 1/2" DIA

CONCRETE  
DRIVEWAY

BUSHWICK

DRIVEWAY

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

82.50'

4.5'±

TRAP  
SEED

TRAP  
SEED

132.00'  
STOCKADE FENCE

WIRE FENCE

PROPOSED 10' W  
BIT. CONC. DRIVEWAY

PROPOSED  
RETAINING WALLS  
MAX 4' HEIGHT

N/F  
WACH

N/F  
KYAUBADOE

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**

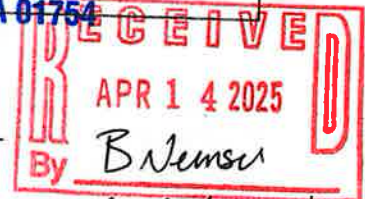
APR 14 2025

**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)

|                                     |                                                          |
|-------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/>            | An Appeal from the Decision of the Building Commissioner |
| <input type="checkbox"/>            | A Variance                                               |
| <input checked="" type="checkbox"/> | A Special Permit                                         |
| <input type="checkbox"/>            | 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

30-32 WALNUT \$  
10,889 S.F.±.  
0.2500 AC.±

EXISTING  
2.5 STORY  
W/F DWELLINGS  
#30-32

15A-00A

REVISED

Gregory

TEMP

Gregory

TEMP

✓  
1810

BUFILE

21. HEARD

ROCKS FILE

[illegible]

FOR THE

1841X74A1. — STONING









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](http://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](http://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

## 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](http://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               | 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          | Inspector Number | *****5131 |
| Inspection Type      | Initial          | Engine Cyl / Size | 8 / 7.5L          |                        |                      |                  |           |
| 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         |

Scan to visit website:



VIR Number

## 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](http://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**

|                      |                     |                   |                   |                         |
|----------------------|---------------------|-------------------|-------------------|-------------------------|
| Safety Result        | PASS                | VIN               | 1FDWE4FL4GDC17859 | RICKY'S SALES & SERVICE |
| Emissions Result     | PASS                | License Plate     | V86238            | 260 NEW LANCASTER RD    |
| Start Test Date/Time | 11/30/2022 10:58 AM | Plate Type/State  | CON / MA          | LEOMINSTER MA           |
| End Test Date/Time   | 11/30/2022 11:06 AM | Vehicle Type      | TRUCK             | (978) 534-0120          |
| Test Type            | Regular             | Year / Make       | 2016 Ford         |                         |
| Sticker Number       | 238040024           | Model             | E-Series Chassis  | Station Number          |
| Inspection Type      | Initial             | Fuel Type         | FLEXIBLE          | Workstation Number      |
| Inspection Counter   | 1                   | Engine Cyl / Size | 8 / 5.4L          | Inspector Number        |
|                      |                     | 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

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](http://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 |
| 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               | READY      |
| 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 |                               |            |                              |            |

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](http://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 |
| Emissions Result     | PASS               | License Plate       | V86238            |
| Start Test Date/Time | 10/22/2024 4:15 PM | Plate Type/State    | CON / MA          |
| End Test Date/Time   | 10/22/2024 4:27 PM | Vehicle Type        | TRUCK             |
| Test Type            | Regular            | Year / Make         | 2016 Ford         |
| Sticker Number       | 255920056          | Model               | E-Series Chassis  |
| Inspection Type      | Initial            | Fuel Type           | FLEXIBLE          |
| Inspection Counter   | 1                  | Engine Cyl / Size   | 8 / 5.4L          |
| GWR                  | 14000              | Inspector Number    | MAW00000724       |
| Odometer             | 55152              | Station Number      | PB005261          |

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

|                      |                   |
|----------------------|-------------------|
| 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 |
| Connector Result                  | PASS | Catalyst Heater               | UNSUPPOTED | Warm-Ups Since Code Clearing | 255   |
| RPM Result                        | PASS | Evaporative System            | READY      | Pm 16 Voltage                | 13.9  |
| 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 |                               |            |                              |       |

VIR Number



Scan to visit website:

---

## Setback Violation

---

From Cody Mack <codytylermack@gmail.com>

Date Mon 7/28/2025 8:05 AM

To Bill Nemser <bnemser@TownofMaynard.net>; Zoe Piel <zpiel@townofmaynard.net>; Richard Asmann <rasmann@TownofMaynard.net>

To the Town of Maynard,

Before I make this report, I'd like to provide a background with dates to show how long problems can continue.

**January 5th 2023 -- I inquired with Richard Asman on the definition of a "structure" and what the setback of a carport shelter would be. Richard's response, "Same as a building. Setbacks are for structures. Attached to the house, a carport would be subject to the same as the house, measured to supports with a 2-foot roof allowance into the setbacks."**

As you are aware, 30-32 walnut St. is in a GR residential zoning district in the Town of Maynard. And based on the certified town mailing that I received, I was made aware and invited to a Board of Appeals meeting discussing a **Accessory Home Based Business (Type-B)** operating out of said residence but also the allowance of additional vehicles on the property for both business and overnight parking.

My response to the past hearing,

**"It looks like they have since removed the excavation service from their website. In addition, based on the Handy for Hire LLC business website (home) page it states, "It would be a mistake not to check out our other company at [dirtanduglyhouses.com](http://dirtanduglyhouses.com)"**

**I deliver this information for review before the Zoning Board of Appeal makes a decision on this Special Permit. It is unclear if there are (1) or (2) businesses and how many commercial vehicles comply with the town laws. I appreciate the government oversight and I make my concerns with the knowledge of the homeowner willfully making past setback and permitting violations."**

I also saw a copy of Daniel Cormier's appeal on the town website, a letter to the board of appeals with a surveying map which showed a tent **moved in red pen**. I assumed this was a requirement by the town, in part to my complaint but also a review of the property done by town officials. A perfect time to right a wrong is when you need a special permit from the town, right?

As they say you can't fit a square peg in a round hole. People can also skew or take advantage of a law or ignore them all together. Since the date of the hearing there has been some activity but the end goal is unknown. It appears that he outgrew his property and for the most part this is because of his **business**. Especially when you're not using the majority of the land for residential activity but for commercial park, turn around and business related storage. If the exposed dirt was asphalt, this would undoubtedly be a commercial lot. Whether his board of appeals was approved or he's working toward

it -- this is still a concern.

Dan has been noisy almost every weekend since the hearing. Something you would expect from a commercial lot during weekday business hours. Whether it's the audio system mounted on the side of his house with volumes near state limits, chainsaws, tractor idling and moving stuff around, slamming, throwing, dropping metal, hammering, cutting, digging, plowing dirt. You should know what your neighborhood deals with on a regular basis.

Much of the change has been abstract and I sit here writing this confused. He recently erected a fence perpendicular to the property line. This was done, based on my understanding, to block what was behind it. Yet, he excavated a large part of his property over 2 years ago and the project is sitting vacant right in front of this new fence. Regardless of whether he had the right to cut in what would be a driveway, this excavation was without **proper consideration, planning, approval and execution** and now a couple large trees standing with roots exposed causing hazard to my house, my family, and the public.

So finally, I write to report two setback violations involving two carports on the 30-32 Walnut St. residence that stand within the setback zone. Again, this possible setback violation dates back to January 2023. One tent moved several times and recently one was moved out of the setback, then removed completely, then just yesterday a NEW tent was added close to the property line. Again, I simply cannot find reason in the madness. **I ask the town to enforce the bylaws and setbacks and get this corrected as soon as possible.**

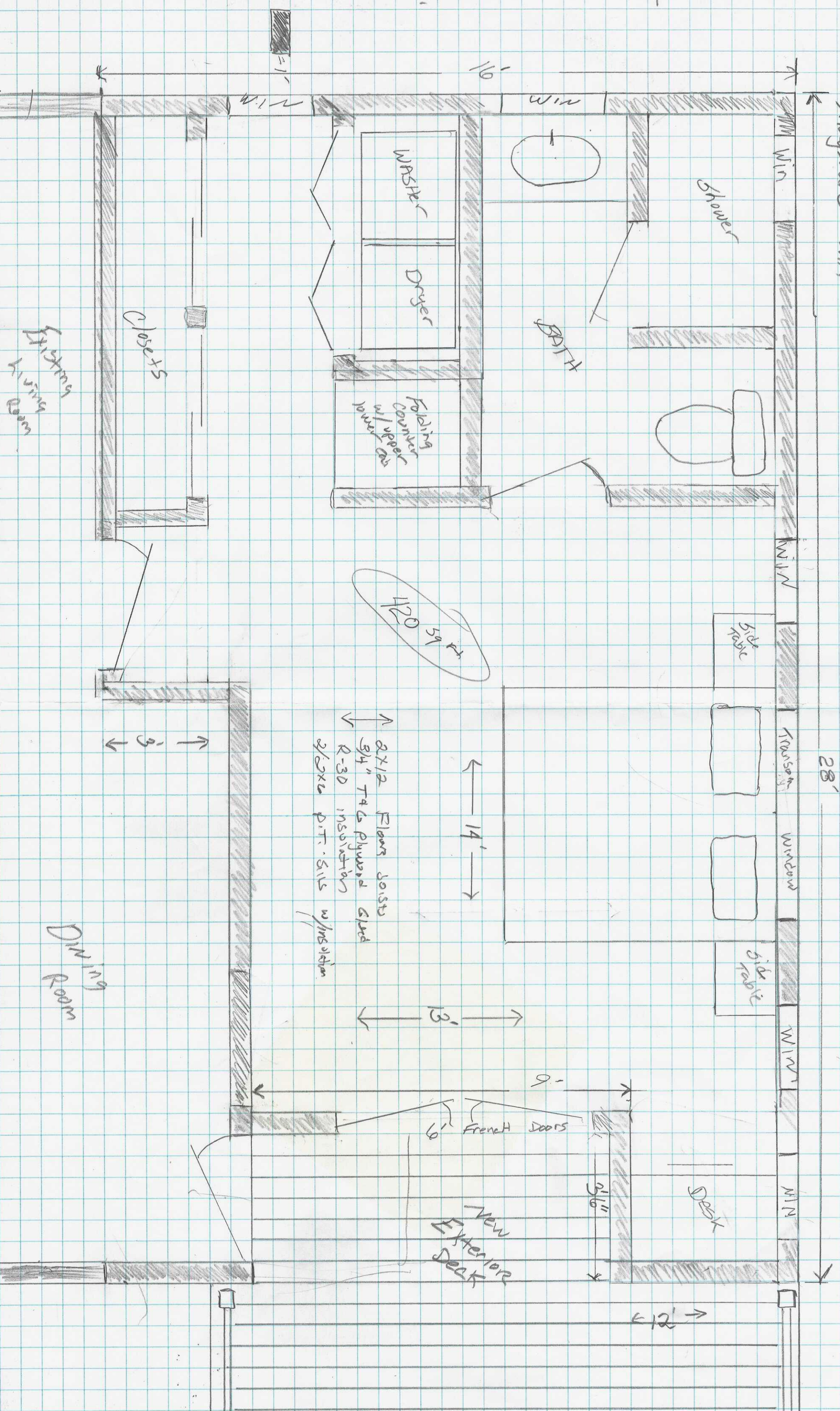
Best,  
The 34 Walnut residence

---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

**External Email:** This email originated from outside of the organization.

TEC + ELIZABETH Cabbiah  
85 GARFIELD AVE  
Maynard MA



Cobbett Residence  
25 Garfield Ave  
Maynard MA

Hip Roof on  
New Addition

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

Corlatts  
w/ Simpson  
Hurricane Ties  
Top & Bottom

Deck Banded to Existing  
structure

Deck

Post Cap  
PVC Railings  
4x4 post w/ sleeve

3/4" PVC Azek  
trim  
2x10 P.T. Joists  
2x10 P.T.

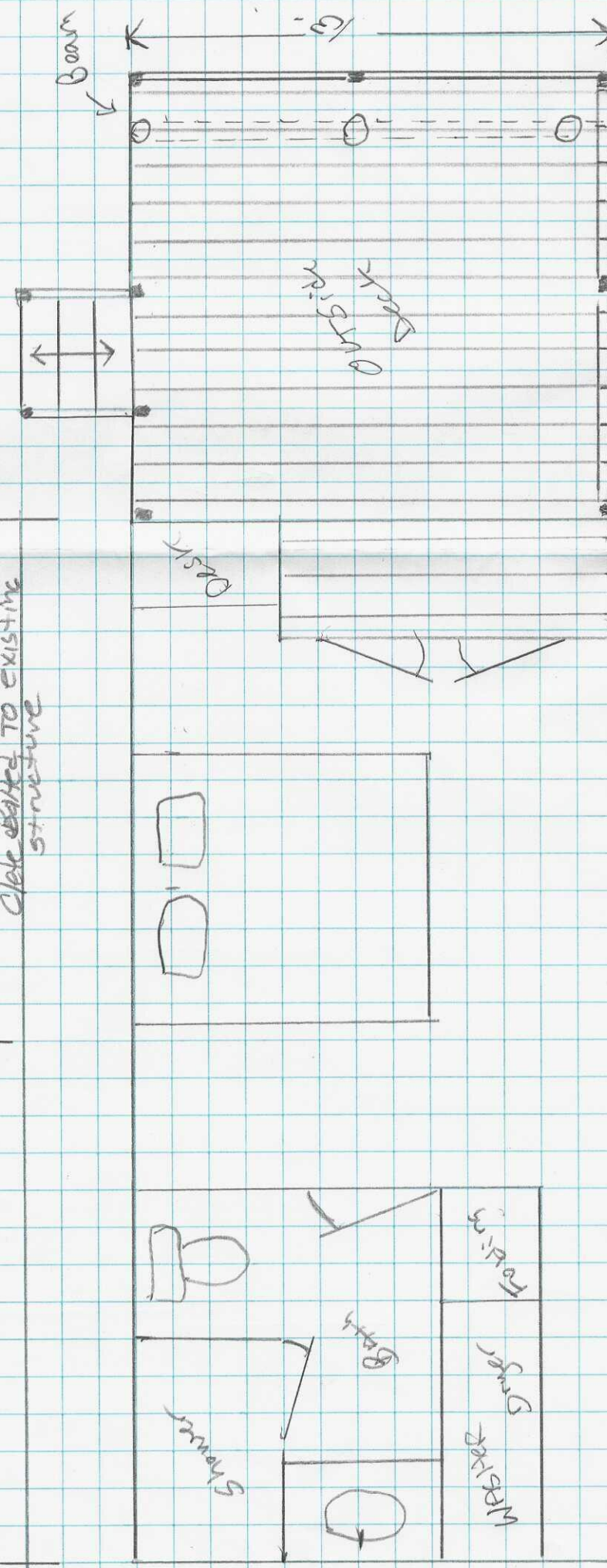
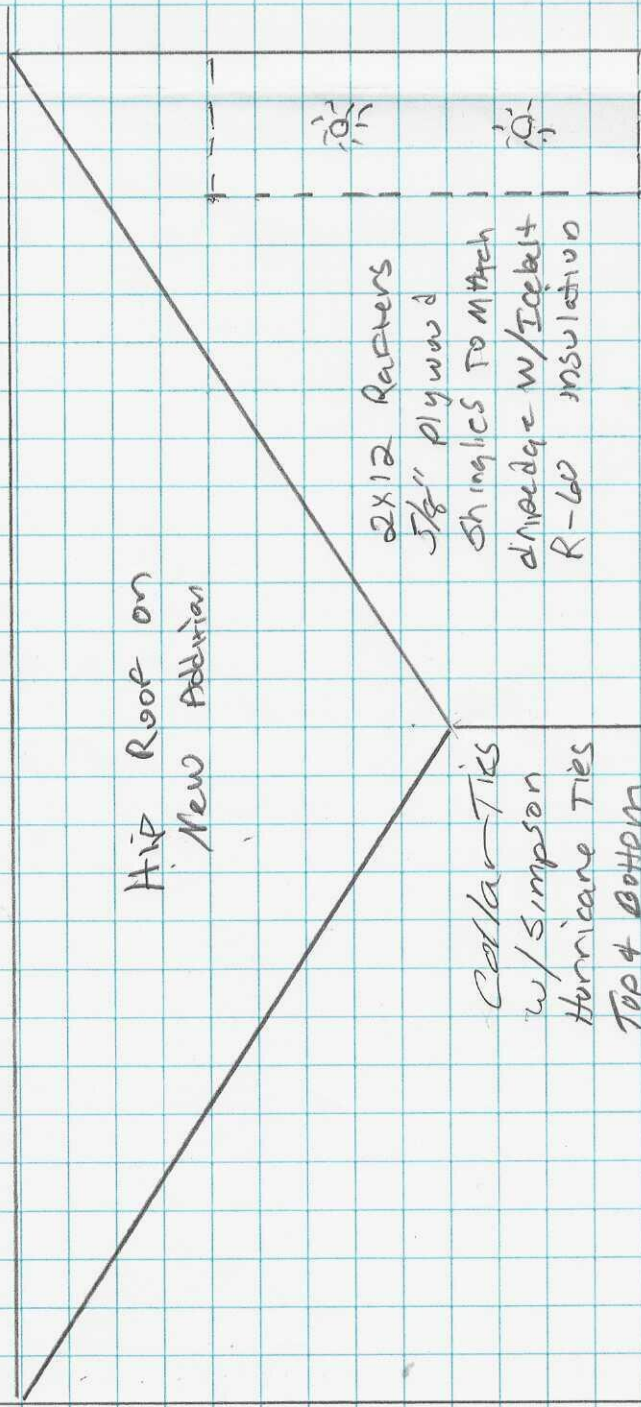
4x6 pressure treated  
Simpson post foot

sonotube  
concrete  
3500 PSI

LAG pattern to addition



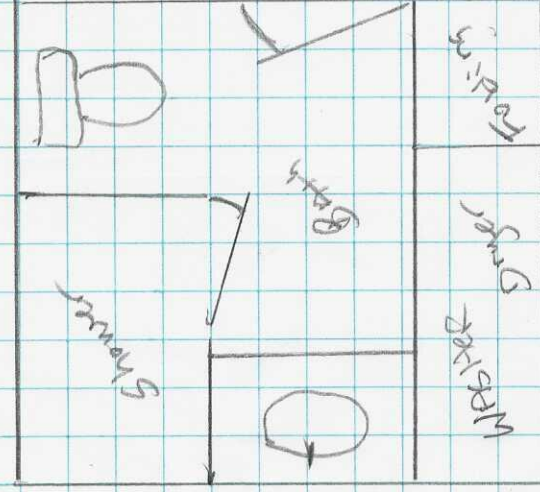
6/8/25



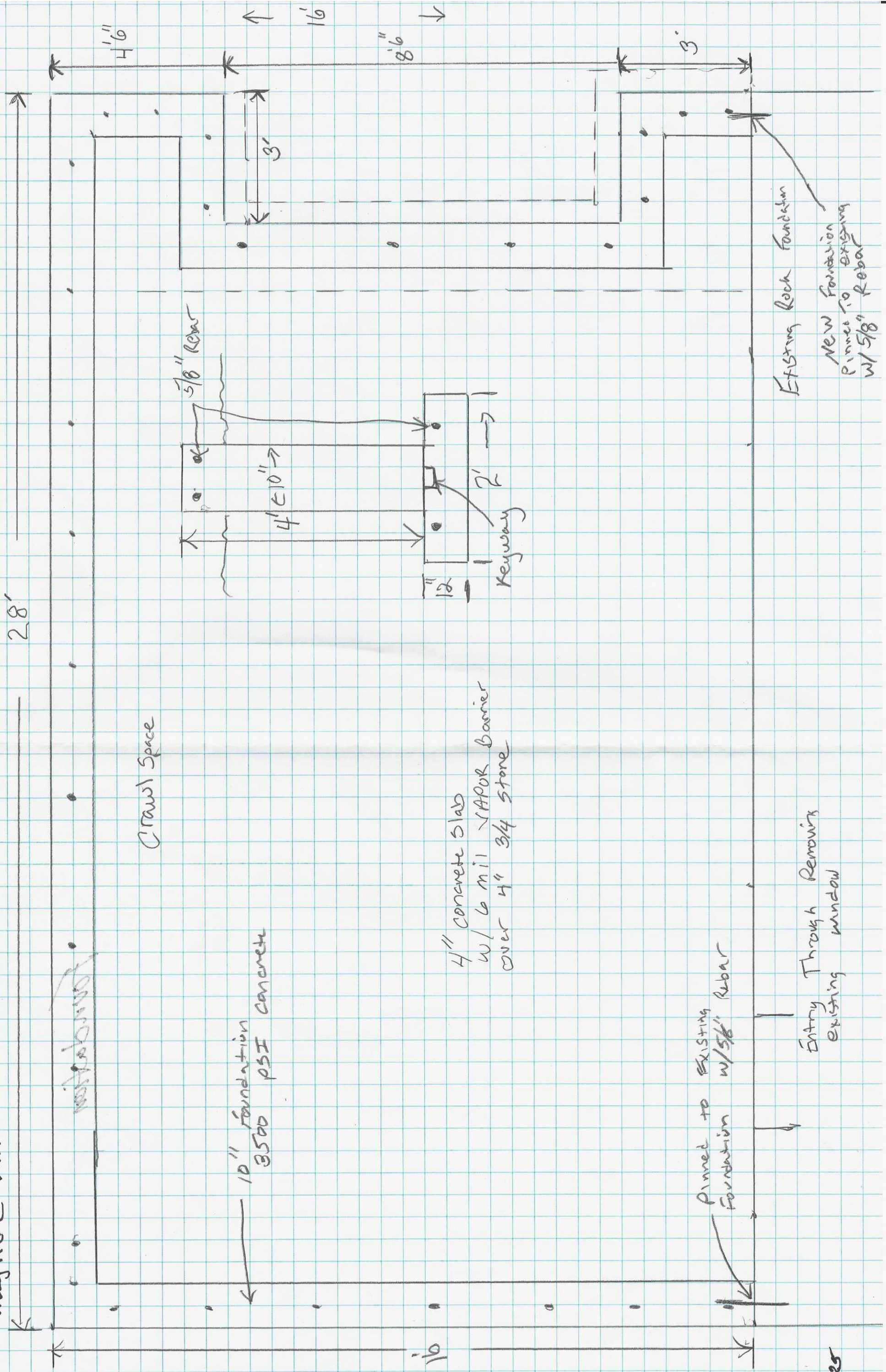
(2) 2x12 Laminated lumber  
on 4x4 posts to foundation

Existing  
Dining  
Room

Existing  
Living  
Room

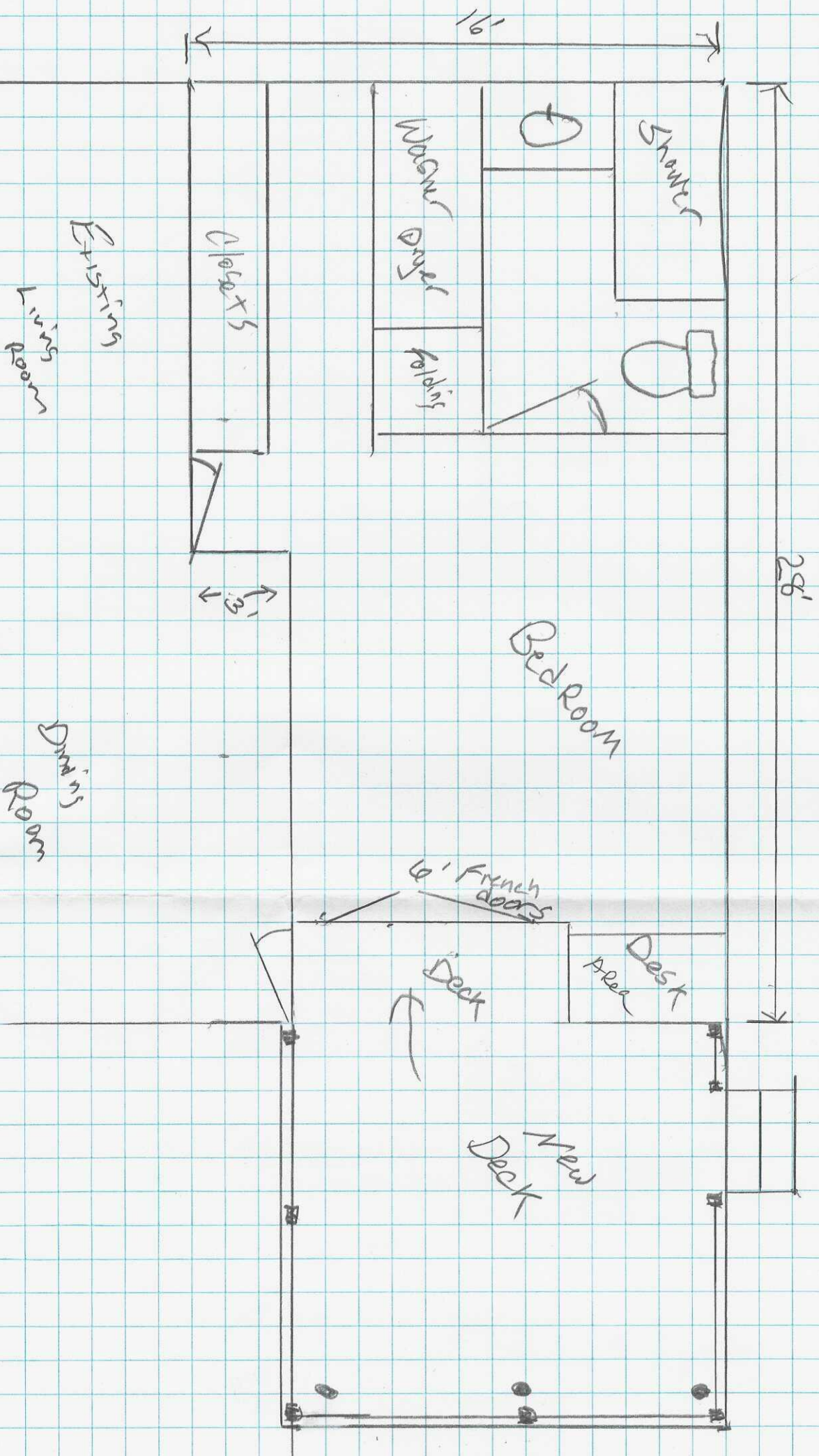


Cobblah Residence  
25 Garfield Ave  
Maynard MA.



6/6/25

Cobb/ah Residence  
25 Garfield Ave  
Meynart MA.



6/8/25

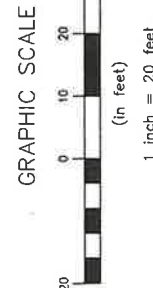
Notes:

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) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned By Chess Engineering On This Plan.
7. Scale of Drawing (1" = 20') Intended For A 11"x17" Print Only.

I 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



The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Completion Of Plans Of Record. The Engineer, C.E. Campbell, LLC, Does Not Assume Liability For The Accuracy Of The Location Of Any Utilities Shown. Only Record Information Provided By The Responsible 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.

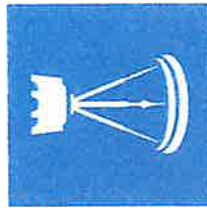
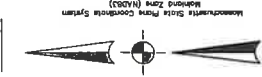
Owner Of Record:

Augustus Tete Cobble &  
Elizabeth P. Updike Cobble, Trustees  
Of The Cobble Realty Trust  
25 Garfield Avenue  
Maynard, MA 01754  
Deed Book 80215, Page 385  
PID: Map 15 Parcel 109  
Plan: Book 135, Page 40 (Lots 221 & 222)  
Area Measured: 6,000 S.F.

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



LOCUS



**CHESS**  
ENGINEERING

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

Certified Plot Plan

Prepared For  
Tete Cobble

25 Garfield Avenue  
Maynard, MA 01754  
(Middlesex County)

| No. | Revised By | Drawn By | Check By | Date | App. |
|-----|------------|----------|----------|------|------|
| 1   |            |          |          |      |      |
| 2   |            |          |          |      |      |
| 3   |            |          |          |      |      |
| 4   |            |          |          |      |      |
| 5   |            |          |          |      |      |
| 6   |            |          |          |      |      |
| 7   |            |          |          |      |      |
| 8   |            |          |          |      |      |
| 9   |            |          |          |      |      |
| 10  |            |          |          |      |      |
| 11  |            |          |          |      |      |
| 12  |            |          |          |      |      |
| 13  |            |          |          |      |      |
| 14  |            |          |          |      |      |
| 15  |            |          |          |      |      |
| 16  |            |          |          |      |      |
| 17  |            |          |          |      |      |
| 18  |            |          |          |      |      |
| 19  |            |          |          |      |      |
| 20  |            |          |          |      |      |
| 21  |            |          |          |      |      |
| 22  |            |          |          |      |      |
| 23  |            |          |          |      |      |
| 24  |            |          |          |      |      |
| 25  |            |          |          |      |      |
| 26  |            |          |          |      |      |
| 27  |            |          |          |      |      |
| 28  |            |          |          |      |      |
| 29  |            |          |          |      |      |
| 30  |            |          |          |      |      |
| 31  |            |          |          |      |      |
| 32  |            |          |          |      |      |
| 33  |            |          |          |      |      |
| 34  |            |          |          |      |      |
| 35  |            |          |          |      |      |
| 36  |            |          |          |      |      |
| 37  |            |          |          |      |      |
| 38  |            |          |          |      |      |
| 39  |            |          |          |      |      |
| 40  |            |          |          |      |      |
| 41  |            |          |          |      |      |
| 42  |            |          |          |      |      |
| 43  |            |          |          |      |      |
| 44  |            |          |          |      |      |
| 45  |            |          |          |      |      |
| 46  |            |          |          |      |      |
| 47  |            |          |          |      |      |
| 48  |            |          |          |      |      |
| 49  |            |          |          |      |      |
| 50  |            |          |          |      |      |
| 51  |            |          |          |      |      |
| 52  |            |          |          |      |      |
| 53  |            |          |          |      |      |
| 54  |            |          |          |      |      |
| 55  |            |          |          |      |      |
| 56  |            |          |          |      |      |
| 57  |            |          |          |      |      |
| 58  |            |          |          |      |      |
| 59  |            |          |          |      |      |
| 60  |            |          |          |      |      |
| 61  |            |          |          |      |      |
| 62  |            |          |          |      |      |
| 63  |            |          |          |      |      |
| 64  |            |          |          |      |      |
| 65  |            |          |          |      |      |
| 66  |            |          |          |      |      |
| 67  |            |          |          |      |      |
| 68  |            |          |          |      |      |
| 69  |            |          |          |      |      |
| 70  |            |          |          |      |      |
| 71  |            |          |          |      |      |
| 72  |            |          |          |      |      |
| 73  |            |          |          |      |      |
| 74  |            |          |          |      |      |
| 75  |            |          |          |      |      |
| 76  |            |          |          |      |      |
| 77  |            |          |          |      |      |
| 78  |            |          |          |      |      |
| 79  |            |          |          |      |      |
| 80  |            |          |          |      |      |
| 81  |            |          |          |      |      |
| 82  |            |          |          |      |      |
| 83  |            |          |          |      |      |
| 84  |            |          |          |      |      |
| 85  |            |          |          |      |      |
| 86  |            |          |          |      |      |
| 87  |            |          |          |      |      |
| 88  |            |          |          |      |      |
| 89  |            |          |          |      |      |
| 90  |            |          |          |      |      |
| 91  |            |          |          |      |      |
| 92  |            |          |          |      |      |
| 93  |            |          |          |      |      |
| 94  |            |          |          |      |      |
| 95  |            |          |          |      |      |
| 96  |            |          |          |      |      |
| 97  |            |          |          |      |      |
| 98  |            |          |          |      |      |
| 99  |            |          |          |      |      |
| 100 |            |          |          |      |      |

hereon  
y Methods  
s And  
Unless

al For The  
Plan, In  
ns

monwealth

Easements

rk Or  
en

tion  
oundary  
yor.  
s Plan May

y Or  
t Be Used  
ways, etc)  
nsioned

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 12

17.275% OVER

N/F  
3 WINTHROP AVENUE  
NEIL ROCHE

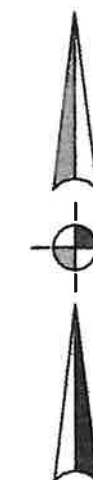
N/F  
2 RUSSELL AVENUE  
MATTHEW A. KAHN

241

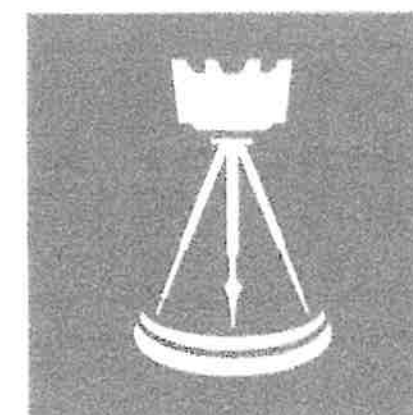
241  
370

241  
129  
370

Locus



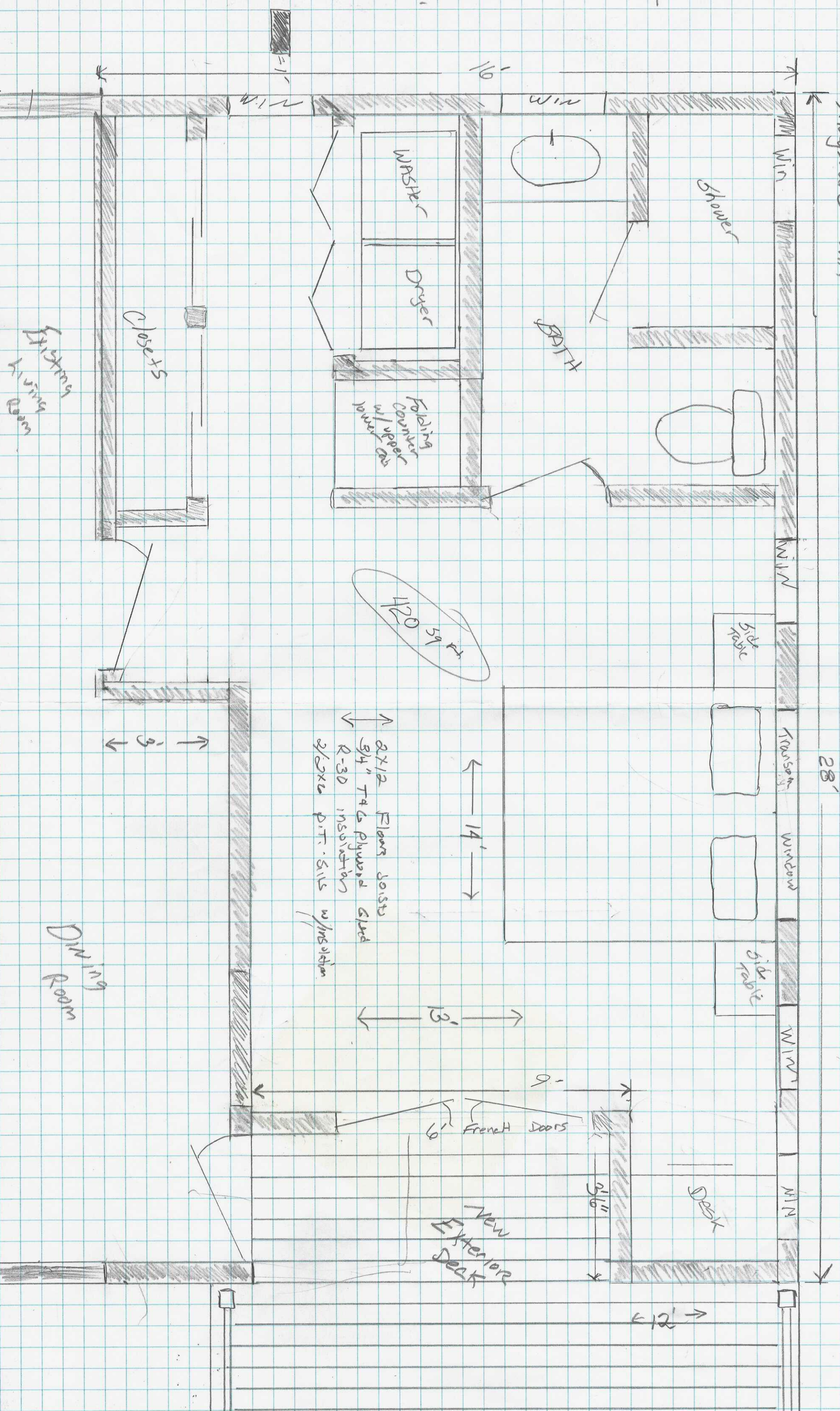
Massachusetts State Plane Coordinate System  
Mahanad Zone (NAD83)



CHESSE

ENGINEERING

TEC + ELIZABETH Cabbiah  
85 GARFIELD AVE  
Maynard MA



Cobbett Residence  
25 Garfield Ave  
Maynard MA

Hip Roof on  
New Addition

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

Corlatts  
w/ Simpson  
Hurricane Ties  
Top & Bottom

Deck Banded to Existing  
structure

Decks

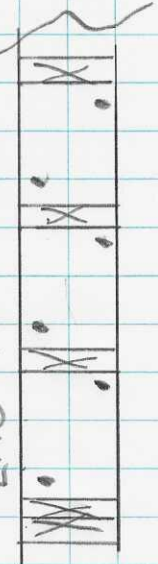
Post Cap  
PVC Railings  
4x4 post w/ sleeve

3/4" PVC Azek  
trim  
2x10 P.T. Joists  
2x10 P.T.

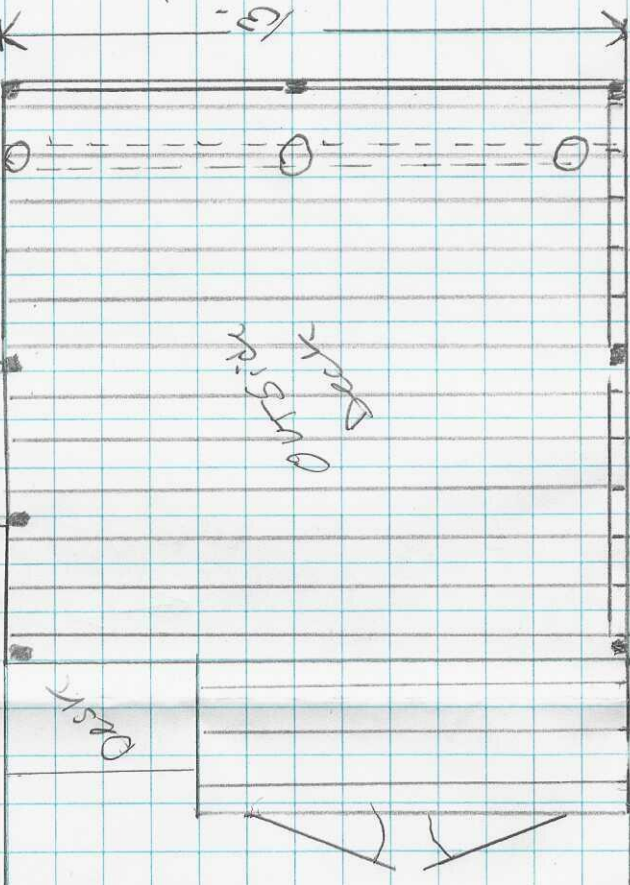
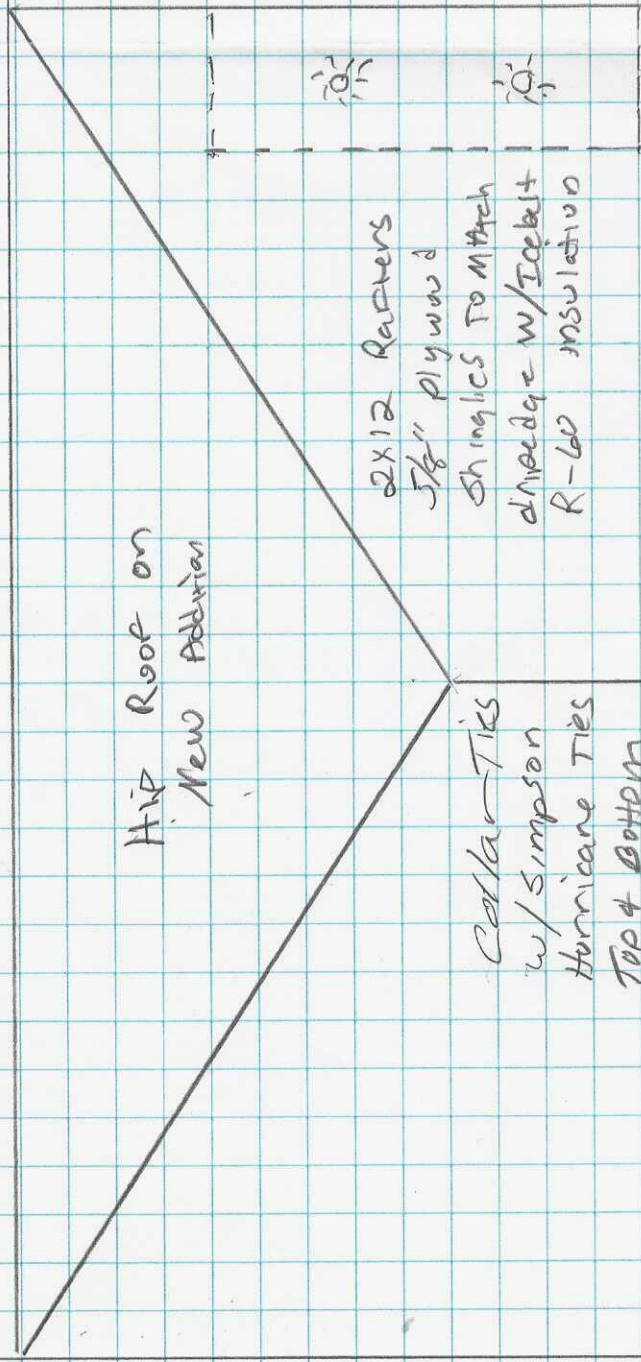
4x6 pressure treated  
Simpson post foot

sonotube  
concrete  
3500 PSI

LAG pattern to addition



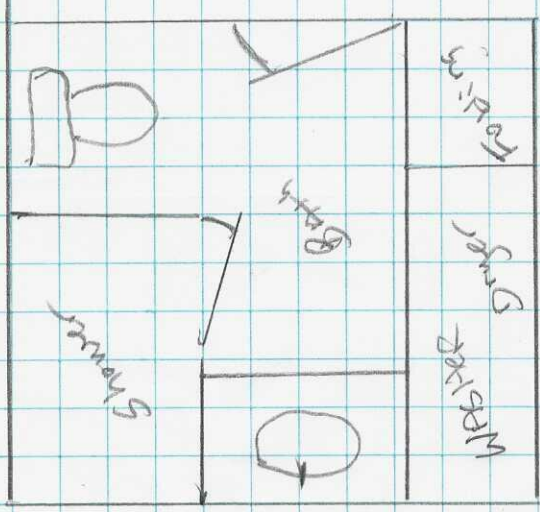
6/8/25



(2) 2x12 Laminated lumber  
on 4x4 posts to foundation

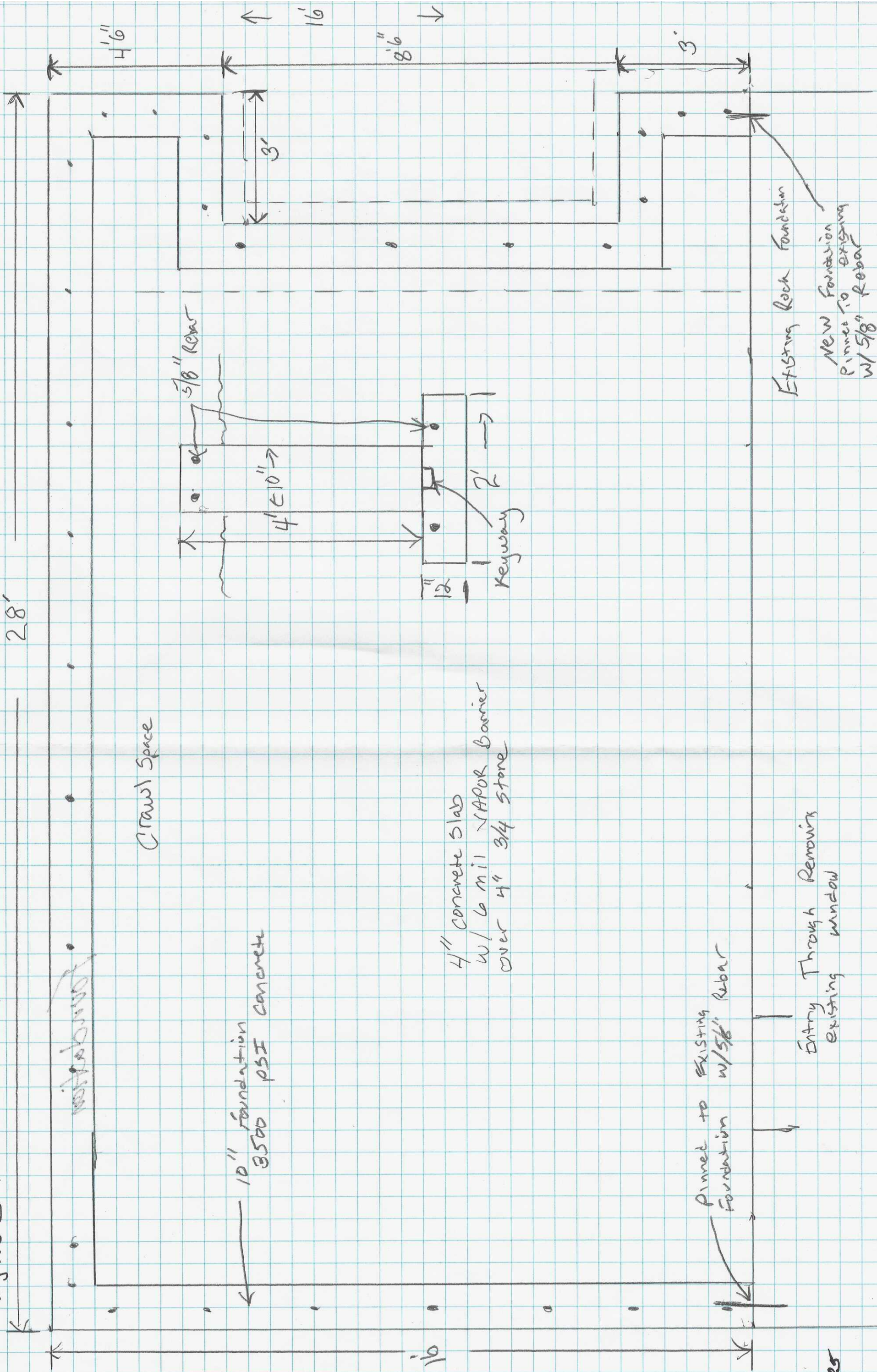
Existing  
Dining  
Room

Existing  
Living  
Room



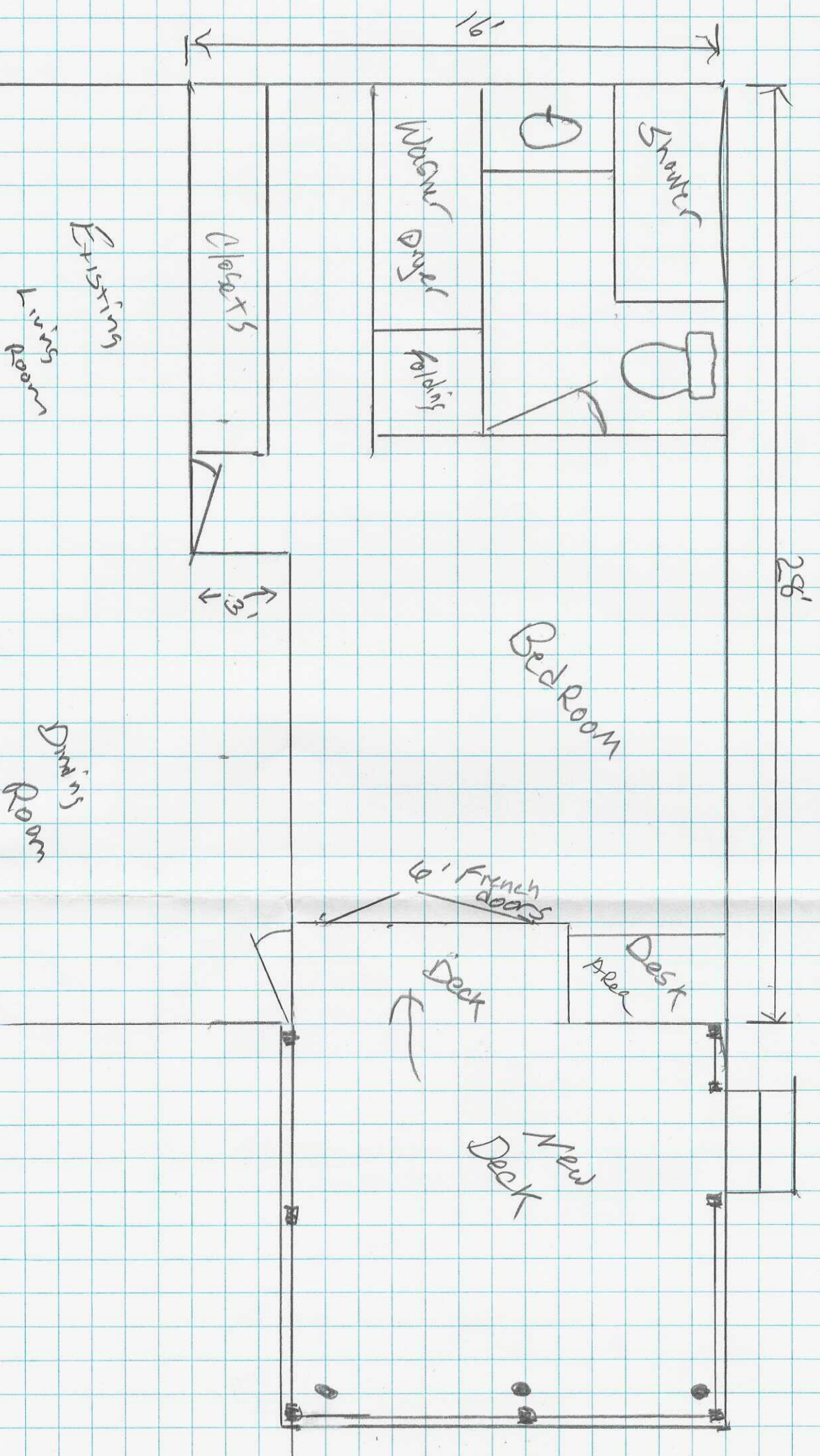
110x110

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:

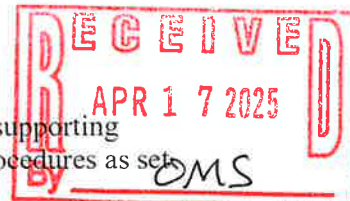
**TOWN OF MAYNARD**

**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 Dimensioned 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

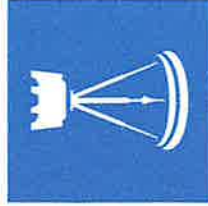
FOR CLIENT REVIEW ONLY

|                           |      |
|---------------------------|------|
| 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



CHES

126 John Street, Suite 11  
Lowell, MA 01852  
Phone (617) 982-3250  
[www.chessengineering.com](http://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 Cobblah &  
Elizabeth P. Updike Cobblah, Trustees  
Of The Cobblah 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.

Plan: Book 155, Page 40 (Lots 221 & 222)  
Area Measured: 8,000 S.F.

Safe At 1-888-344-7233.

GRAPHIC SCALE



(in feet)

1 inch = 20 feet

**Notes:**

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 Is Not To Be Used In Connection With A Record Plan Provided To The Client, Was Prepared In Accordance With The Professional Standards 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, 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.
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) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned By Chess Engineering On This Plan.
7. 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

**DRAFT COPY**

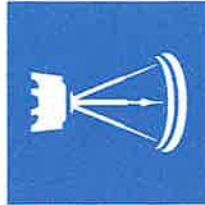
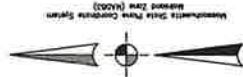
**FOR CLIENT REVIEW ONLY**

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

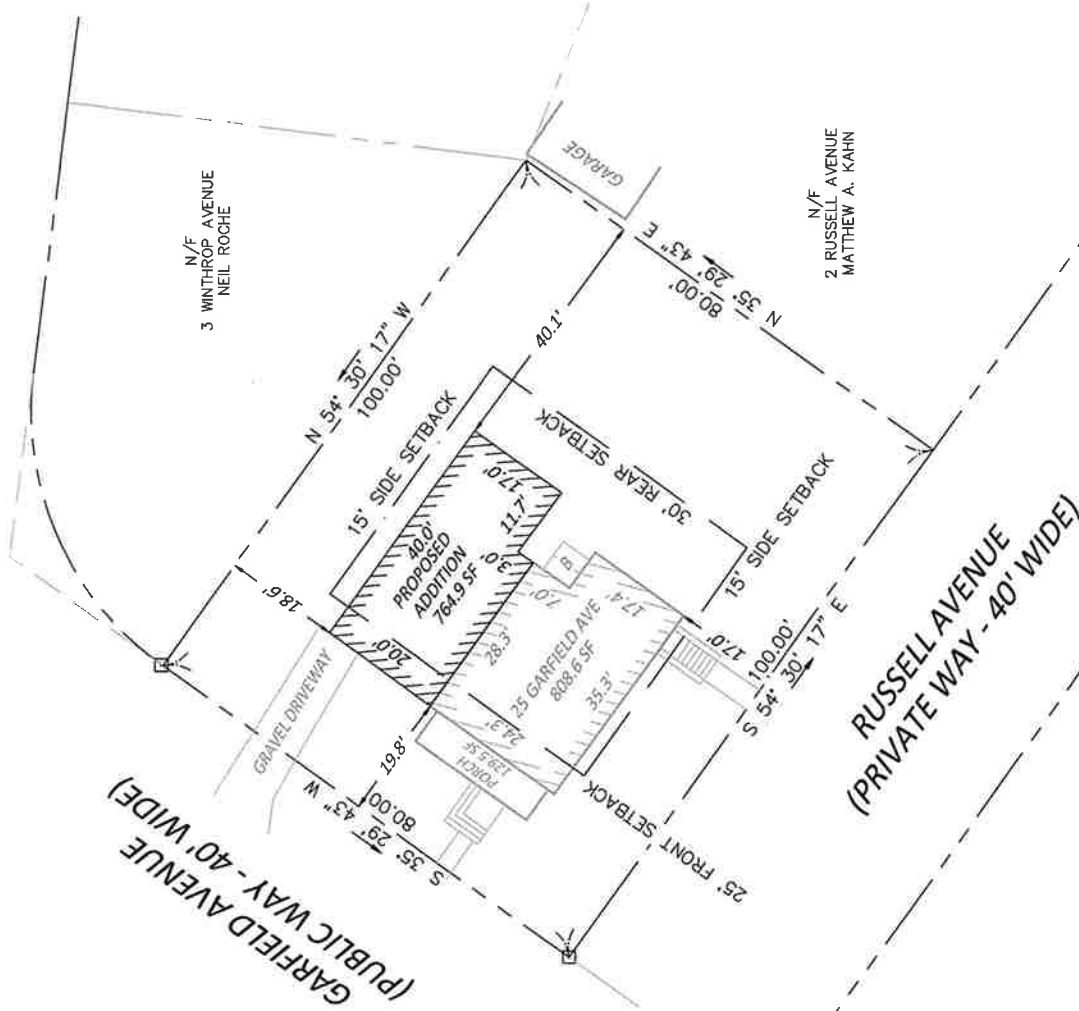
25 Garfield Avenue  
 Maynard, MA 01754  
 (Middlesex County)

| No. | Revision | Date   | App. |
|-----|----------|--------|------|
| 1   | 1        | 1/2/20 | PLC  |
| 2   | 2        | 1/2/20 | PLC  |
| 3   | 3        | 1/2/20 | PLC  |
| 4   | 4        | 1/2/20 | PLC  |
| 5   | 5        | 1/2/20 | PLC  |
| 6   | 6        | 1/2/20 | PLC  |
| 7   | 7        | 1/2/20 | PLC  |
| 8   | 8        | 1/2/20 | PLC  |
| 9   | 9        | 1/2/20 | PLC  |
| 10  | 10       | 1/2/20 | PLC  |
| 11  | 11       | 1/2/20 | PLC  |
| 12  | 12       | 1/2/20 | PLC  |
| 13  | 13       | 1/2/20 | PLC  |
| 14  | 14       | 1/2/20 | PLC  |
| 15  | 15       | 1/2/20 | PLC  |
| 16  | 16       | 1/2/20 | PLC  |
| 17  | 17       | 1/2/20 | PLC  |
| 18  | 18       | 1/2/20 | PLC  |
| 19  | 19       | 1/2/20 | PLC  |
| 20  | 20       | 1/2/20 | PLC  |
| 21  | 21       | 1/2/20 | PLC  |
| 22  | 22       | 1/2/20 | PLC  |
| 23  | 23       | 1/2/20 | PLC  |
| 24  | 24       | 1/2/20 | PLC  |
| 25  | 25       | 1/2/20 | PLC  |
| 26  | 26       | 1/2/20 | PLC  |
| 27  | 27       | 1/2/20 | PLC  |
| 28  | 28       | 1/2/20 | PLC  |
| 29  | 29       | 1/2/20 | PLC  |
| 30  | 30       | 1/2/20 | PLC  |
| 31  | 31       | 1/2/20 | PLC  |
| 32  | 32       | 1/2/20 | PLC  |
| 33  | 33       | 1/2/20 | PLC  |
| 34  | 34       | 1/2/20 | PLC  |
| 35  | 35       | 1/2/20 | PLC  |
| 36  | 36       | 1/2/20 | PLC  |
| 37  | 37       | 1/2/20 | PLC  |
| 38  | 38       | 1/2/20 | PLC  |
| 39  | 39       | 1/2/20 | PLC  |
| 40  | 40       | 1/2/20 | PLC  |
| 41  | 41       | 1/2/20 | PLC  |
| 42  | 42       | 1/2/20 | PLC  |
| 43  | 43       | 1/2/20 | PLC  |
| 44  | 44       | 1/2/20 | PLC  |
| 45  | 45       | 1/2/20 | PLC  |
| 46  | 46       | 1/2/20 | PLC  |
| 47  | 47       | 1/2/20 | PLC  |
| 48  | 48       | 1/2/20 | PLC  |
| 49  | 49       | 1/2/20 | PLC  |
| 50  | 50       | 1/2/20 | PLC  |
| 51  | 51       | 1/2/20 | PLC  |
| 52  | 52       | 1/2/20 | PLC  |
| 53  | 53       | 1/2/20 | PLC  |
| 54  | 54       | 1/2/20 | PLC  |
| 55  | 55       | 1/2/20 | PLC  |
| 56  | 56       | 1/2/20 | PLC  |
| 57  | 57       | 1/2/20 | PLC  |
| 58  | 58       | 1/2/20 | PLC  |
| 59  | 59       | 1/2/20 | PLC  |
| 60  | 60       | 1/2/20 | PLC  |
| 61  | 61       | 1/2/20 | PLC  |
| 62  | 62       | 1/2/20 | PLC  |
| 63  | 63       | 1/2/20 | PLC  |
| 64  | 64       | 1/2/20 | PLC  |
| 65  | 65       | 1/2/20 | PLC  |
| 66  | 66       | 1/2/20 | PLC  |
| 67  | 67       | 1/2/20 | PLC  |
| 68  | 68       | 1/2/20 | PLC  |
| 69  | 69       | 1/2/20 | PLC  |
| 70  | 70       | 1/2/20 | PLC  |
| 71  | 71       | 1/2/20 | PLC  |
| 72  | 72       | 1/2/20 | PLC  |
| 73  | 73       | 1/2/20 | PLC  |
| 74  | 74       | 1/2/20 | PLC  |
| 75  | 75       | 1/2/20 | PLC  |
| 76  | 76       | 1/2/20 | PLC  |
| 77  | 77       | 1/2/20 | PLC  |
| 78  | 78       | 1/2/20 | PLC  |
| 79  | 79       | 1/2/20 | PLC  |
| 80  | 80       | 1/2/20 | PLC  |
| 81  | 81       | 1/2/20 | PLC  |
| 82  | 82       | 1/2/20 | PLC  |
| 83  | 83       | 1/2/20 | PLC  |
| 84  | 84       | 1/2/20 | PLC  |
| 85  | 85       | 1/2/20 | PLC  |
| 86  | 86       | 1/2/20 | PLC  |
| 87  | 87       | 1/2/20 | PLC  |
| 88  | 88       | 1/2/20 | PLC  |
| 89  | 89       | 1/2/20 | PLC  |
| 90  | 90       | 1/2/20 | PLC  |
| 91  | 91       | 1/2/20 | PLC  |
| 92  | 92       | 1/2/20 | PLC  |
| 93  | 93       | 1/2/20 | PLC  |
| 94  | 94       | 1/2/20 | PLC  |
| 95  | 95       | 1/2/20 | PLC  |
| 96  | 96       | 1/2/20 | PLC  |
| 97  | 97       | 1/2/20 | PLC  |
| 98  | 98       | 1/2/20 | PLC  |
| 99  | 99       | 1/2/20 | PLC  |
| 100 | 100      | 1/2/20 | PLC  |

**Owner of Record:**  
 Augustus Tete Cobblah &  
 Elizabeth P. Updike Cobblah, Trustees  
 Of  
 195 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 Warrant 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 1-888-344-7231.

GRAPHIC SCALE

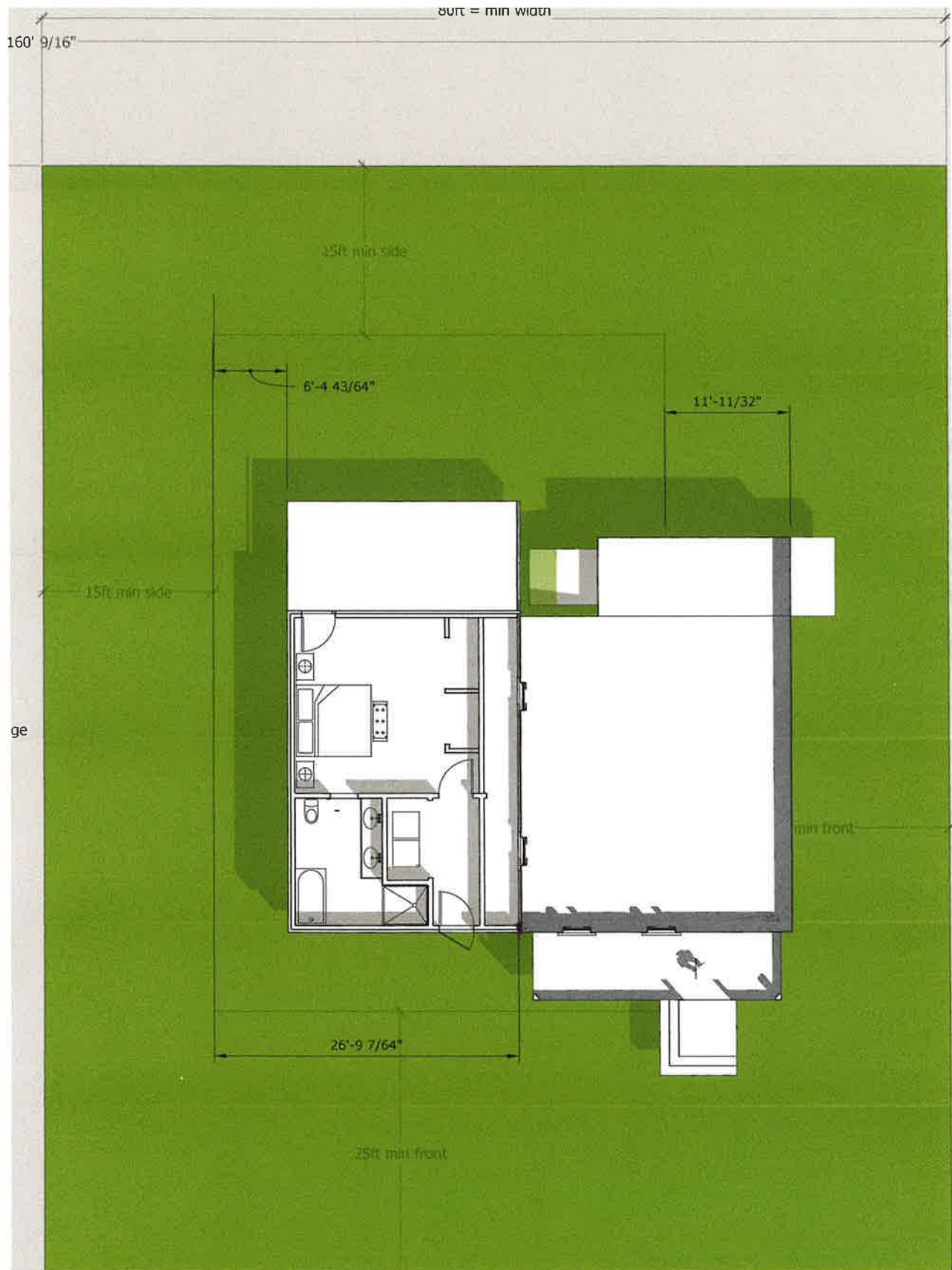


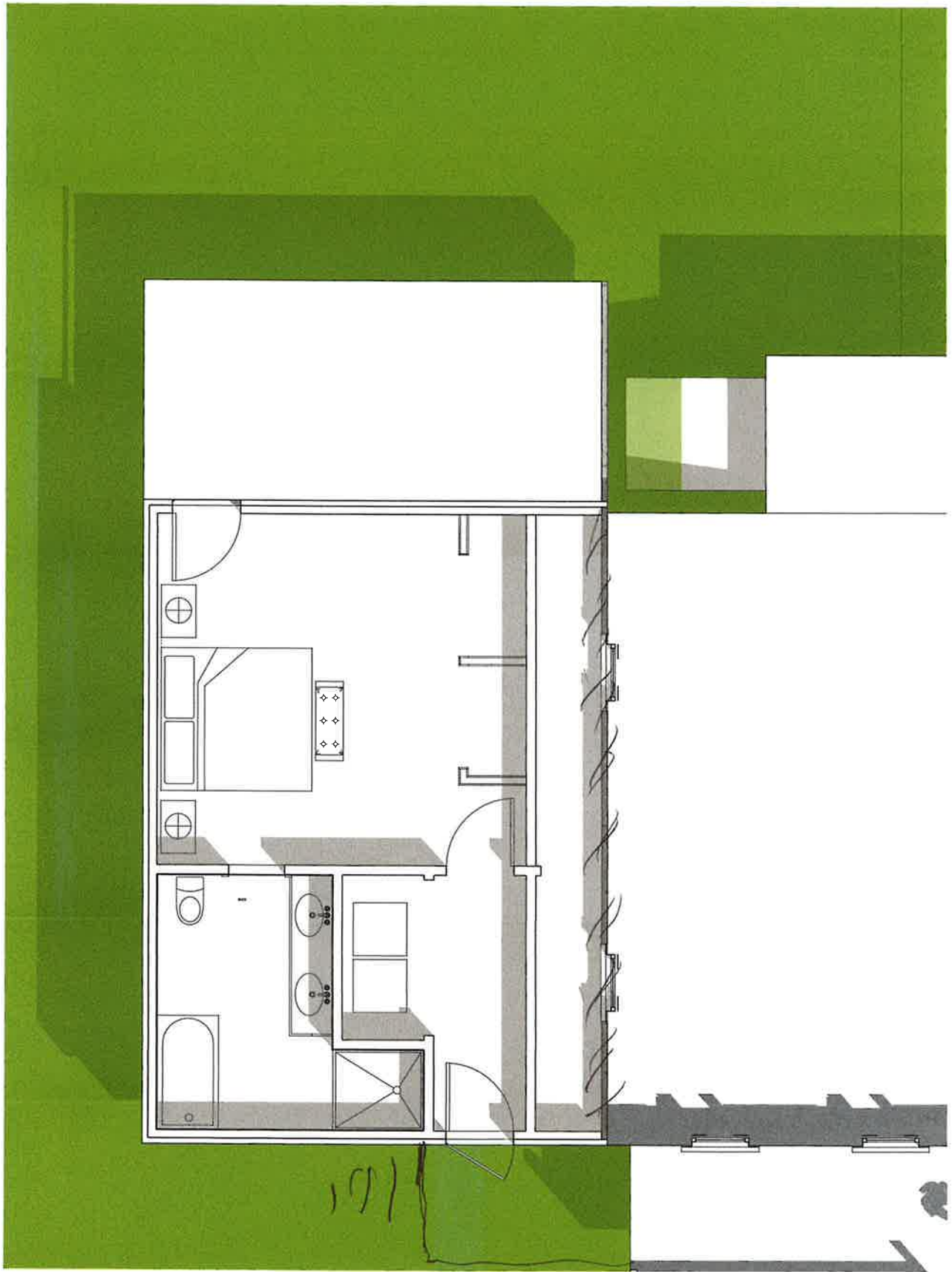
Fete + Elizabeth

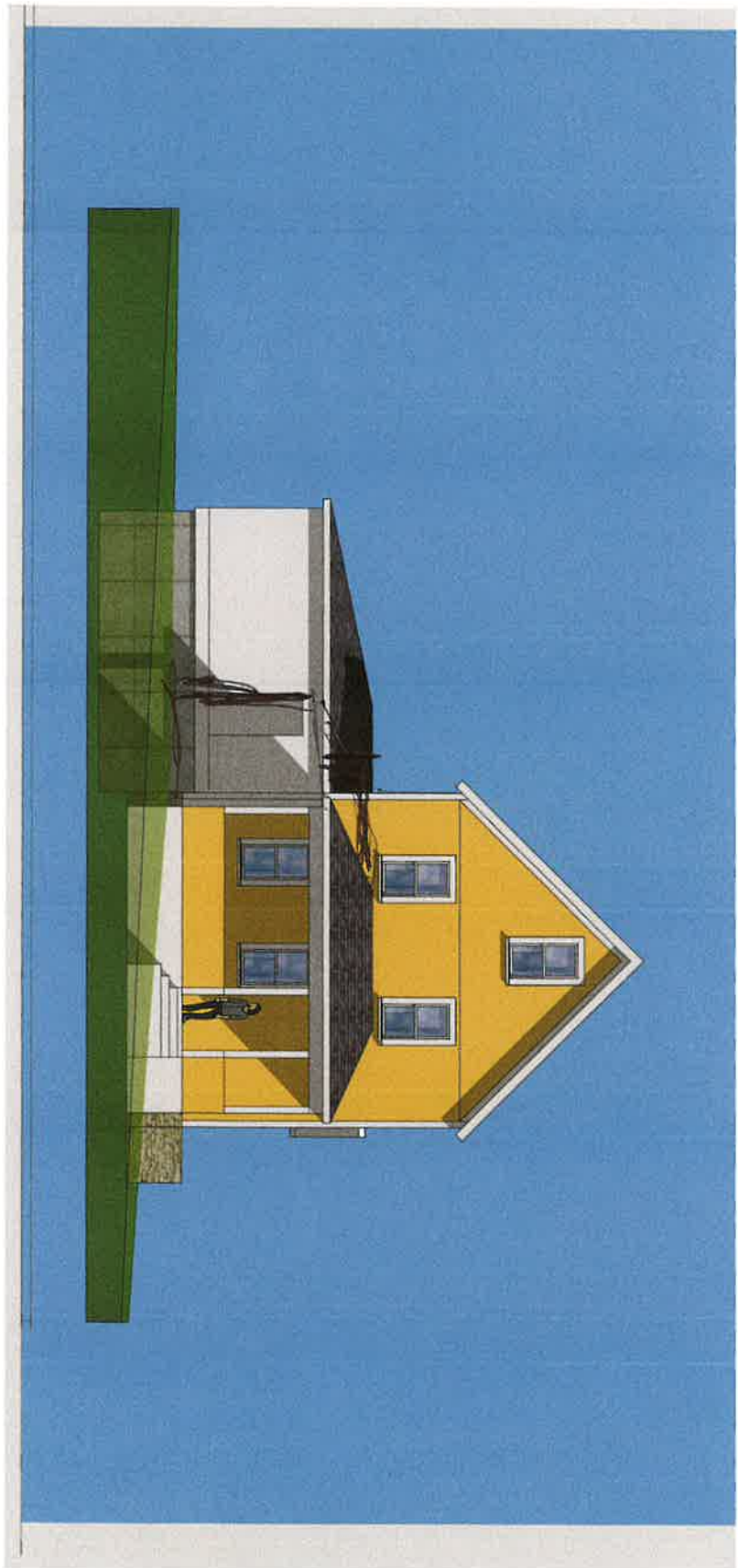


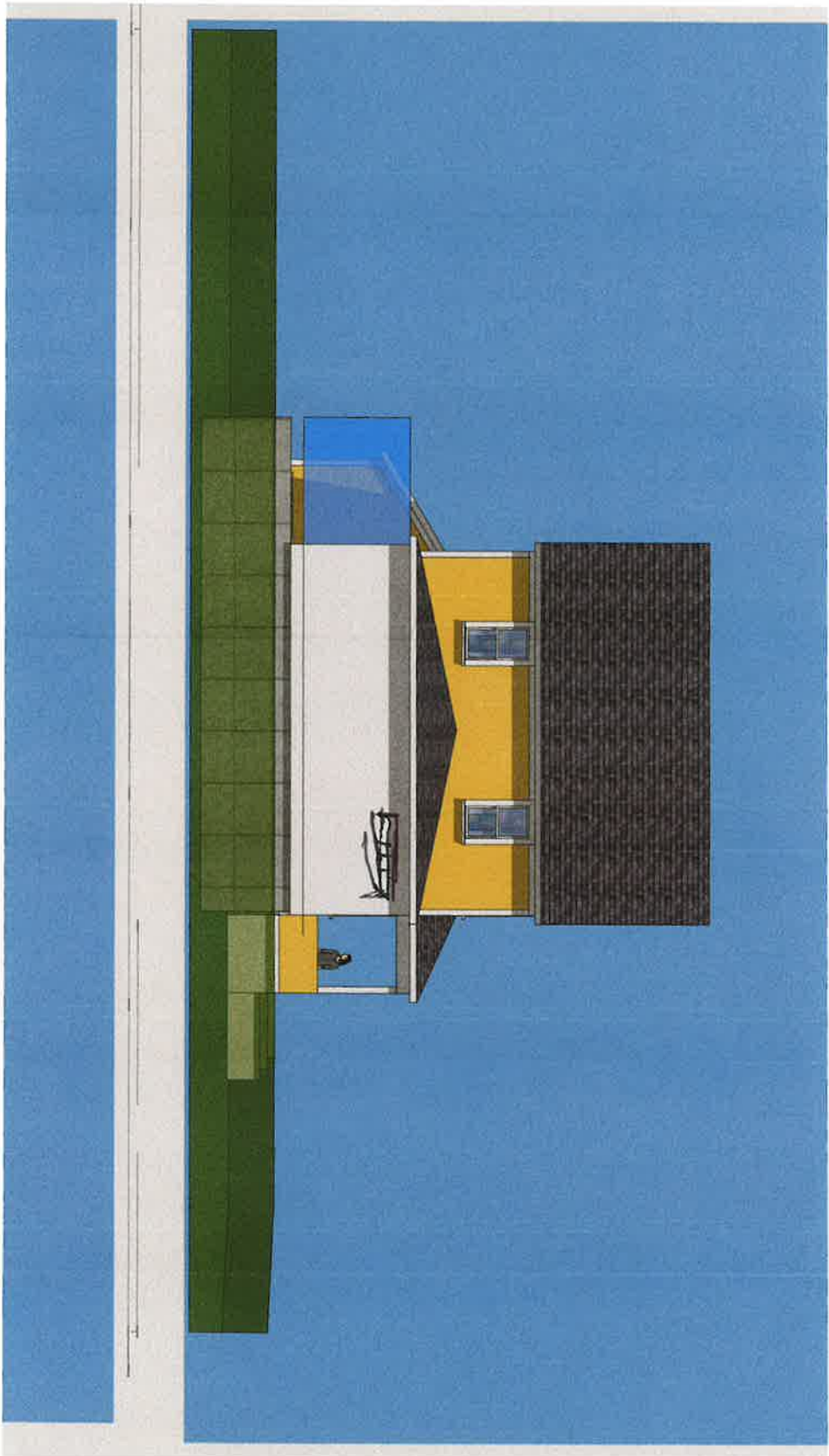
### Table B. Dimensional Requirements

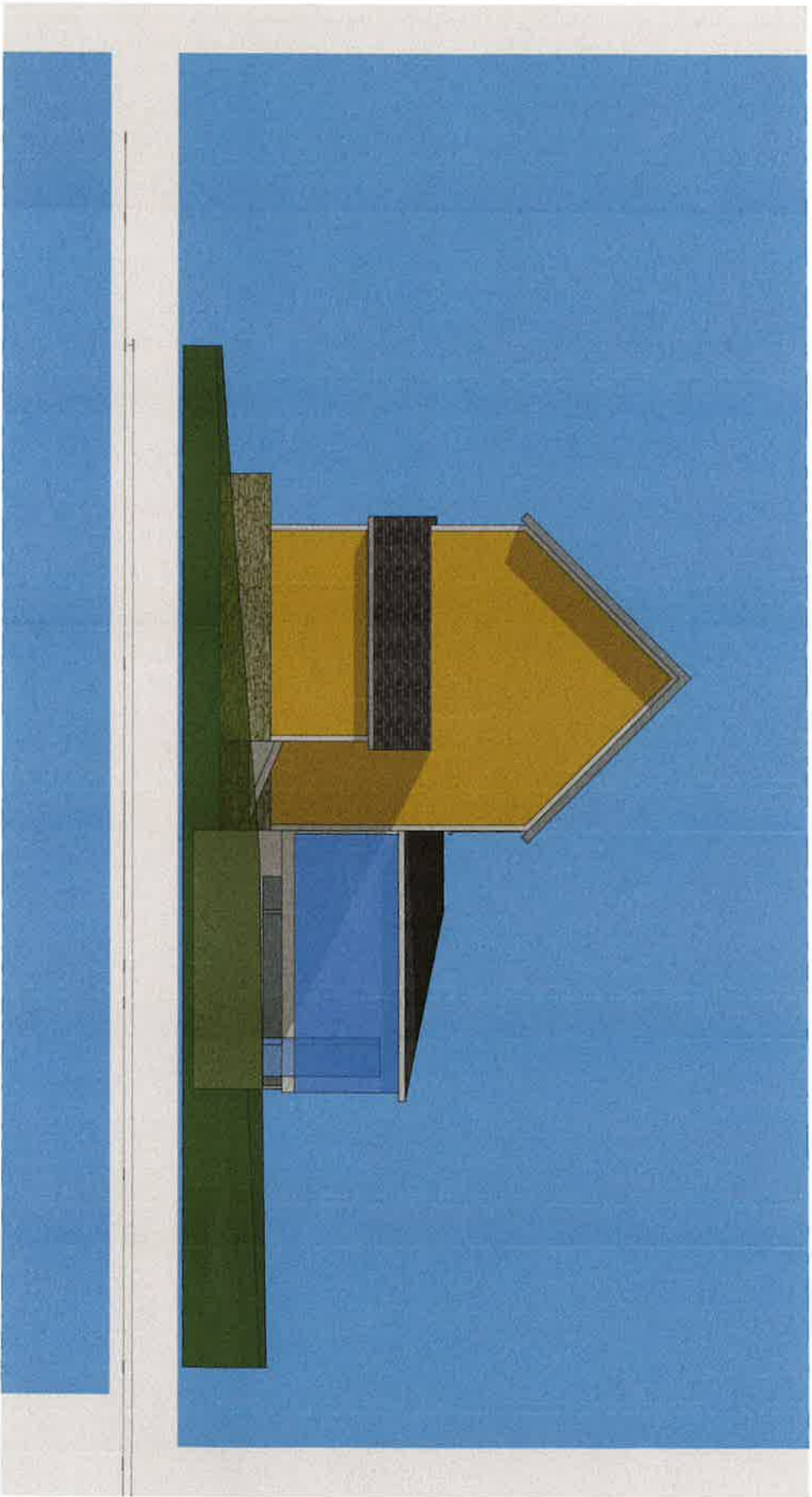
| Item                             | S-1                 |
|----------------------------------|---------------------|
| <b>Minimum Lot Requirements</b>  |                     |
| Area (square feet)               | 10,000 <sup>1</sup> |
| Frontage (feet)                  | 100                 |
| Width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

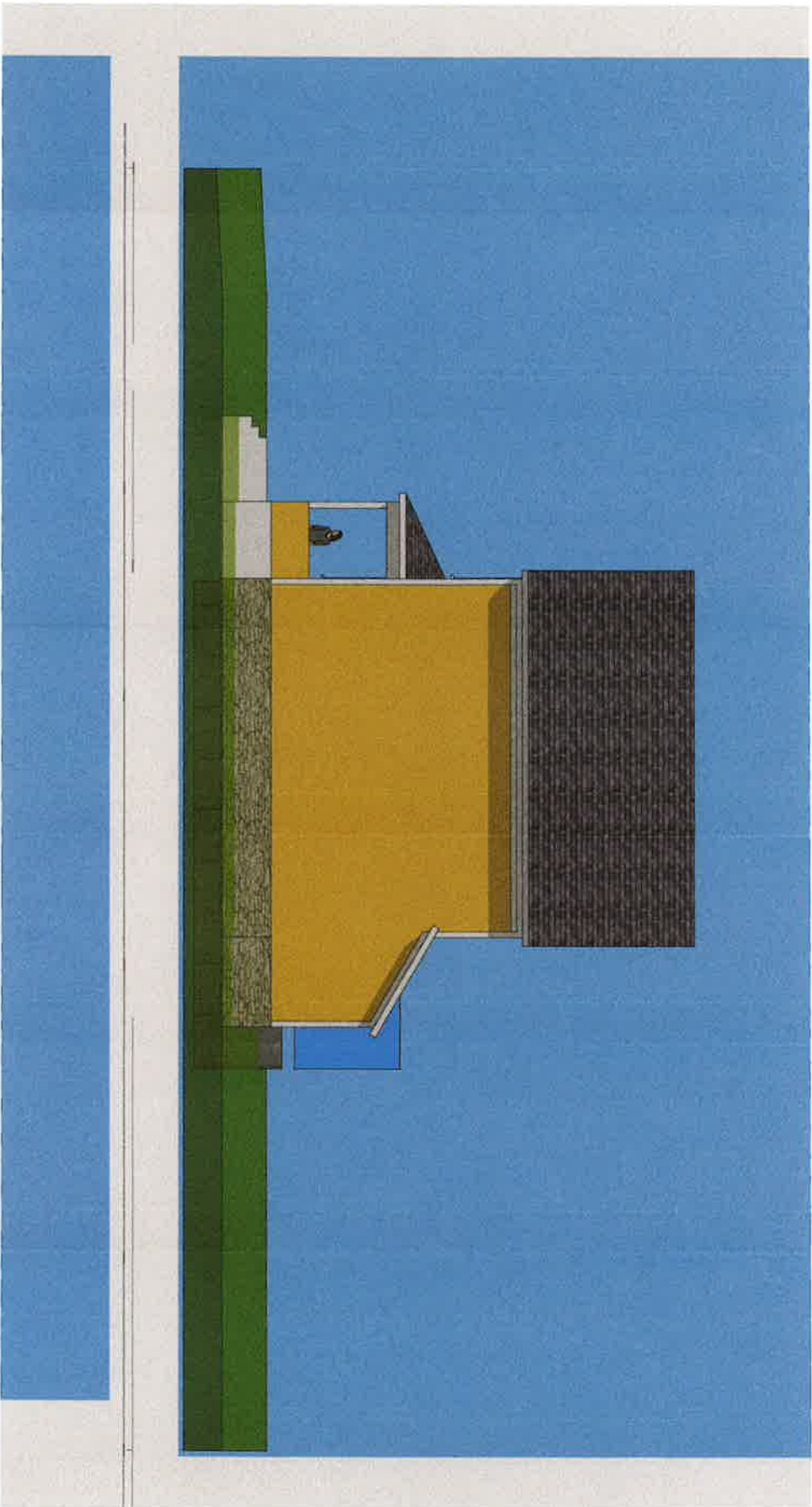












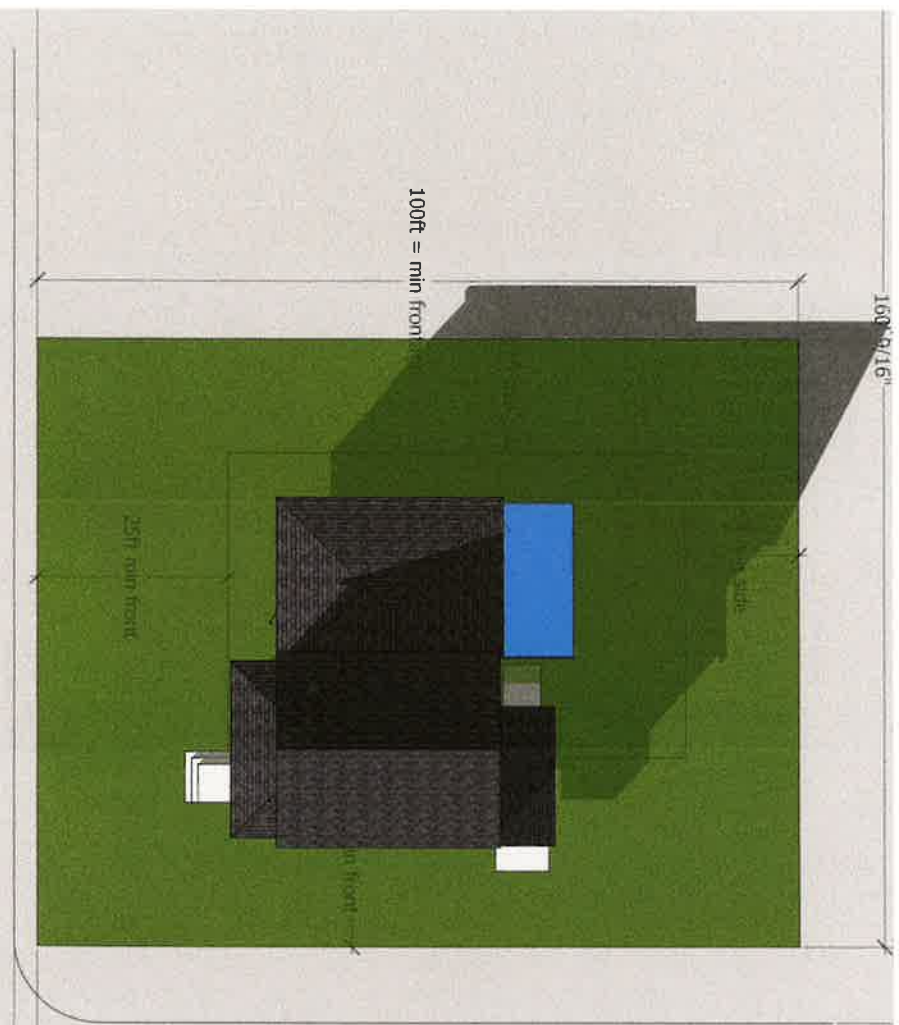


Table B. Dimensional Requirements

| Item                             | S-1                 |
|----------------------------------|---------------------|
| <b>Minimum Lot Requirements</b>  |                     |
| Area (square feet)               | 10,000 <sup>1</sup> |
| Frontage (feet)                  | 100                 |
| Width (feet)                     | 80                  |
| <b>Minimum Yard Requirements</b> |                     |
| Front (feet)                     | 25                  |
| Rear (feet)                      | 30 <sup>2</sup>     |
| Side (feet)                      | 15                  |
| <b>Maximum Coverage</b>          |                     |
| By Building (%)                  | 15                  |
| By Impervious Surface (%)        | 60                  |
| Maximum Building Height (feet)   | 35                  |
| <b>Minimum % of Lot Area</b>     |                     |
| 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



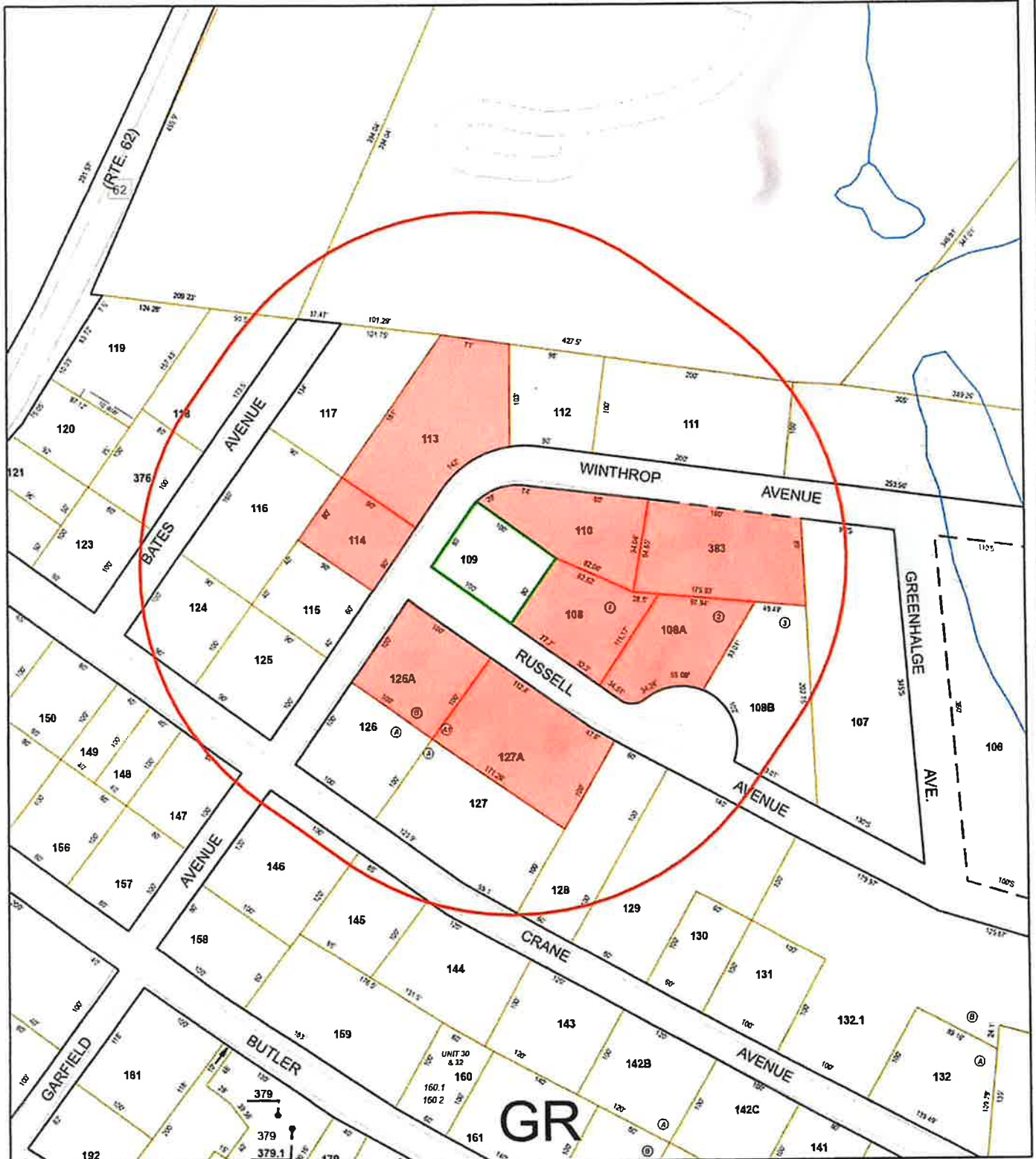
1 inch = 140 Feet



**CAI Technologies**  
Precision Mapping. Geospatial Solutions.

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](http://www.cai-tech.com)

Data shown on this report 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 report.

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



PROPERTY LOCATION

No. 25 AIN No. GARFIELD AV, MAYNARD

OWNERSHIP

Owner 1: COBBLAH RLTY TR  
Owner 2: COBBLAH AUGUSTUS T & ELIZABETH  
Owner 3:  
Street 1: 25 GARFIELD AV  
Street 2:  
Town/City: MAYNARD  
S/P: MA Cntry:  
Postal: 01754

PREVIOUS OWNER

Owner 1: COBBLAH AUGUSTUS T & ELIZABETH P U  
Owner 2:  
Street 1: 25 GARFIELD AVE  
Town/City: MAYNARD  
S/P: MA Cntry:  
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 | Land Unit Type: AC |

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      | 258,500    | 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 | No | O   |       |

TAX DISTRICT

PAT ACCT.

Notes 1910

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

Sign:

VERIFY SECTION OF WEST REG DATA

1/1/1/

Total AC/Ha: 0.18355

Total SF/SM: 8000

Parcel LUC: 101

SNGL-FAM-RES

Prime NB Desc: R2

Total:

271,190

Spl Credit:

Total:

271,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - AssessPro

mdee

2026



## 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:

- |                                                    |                                                   |
|----------------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> PLANNING BOARD            | <input type="checkbox"/> ZONING BOARD OF APPEALS  |
| <input type="checkbox"/> CONSERVATION              | <input type="checkbox"/> LIQUOR LICENSE           |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> 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<br>H | MA          | 01752     |
| LECLAIR STEPHEN G &              | DOUGHTY ALISON L        | 4 RUSSELL AV   | MAYNARD          | MA          | 01754     |
| PESSOA RALPH M S & AMELIA K<br>M |                         | 22 GARFIELD AV | MAYNARD          | MA          | 01754     |
| ROCHE NEIL                       |                         | 143 MEADOW LN  | BOXBOROUGH<br>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 ZBA would conduct a site visit at 6:30PM and reconvene the public hearing on Zoom after completion of the visit at 7PM.

**Jerry Culbert 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 by the ZBA the evening of June 16 prior to the hearing. 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 hearing 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.**

***The Board voted unanimously to approve 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.