



# Town of Maynard Zoning Board of Appeals

**Monday, October 20, 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. Minutes

Documents:

[ZBA MINUTES 7.28.2025 \(UNAPPROVED\).DOCX](#)

[ZBA MINUTES 8.25.2025 \(UNAPPROVED\).DOCX](#)

## 2. Public Hearing: 106 Waltham Street

application filed by Ilson Machado o/b/o owners Geoffrey Dutton and Ayg l Balcioglu, for the property located at 106 Waltham Street, Maynard, MA 01754. The subject property is a single-family dwelling located within the S-1 Zoning District. The petitioner is requesting: 1. A Variance per Section 5 of the Zoning By-laws providing relief from the maximum allowable of building coverage of 15% to construct a sunroom that would increase the coverage to 16.57% and create a new non-conformity. 2. A Special Permit per Section 5 of the Zoning By-laws to allow renovations which would extend a pre-existing nonconformity by encroaching into the western side setback (12ft provided vs 15ft required). The proposed renovation would extend, but not exacerbate, the existing nonconformity (12 ft setback).

Documents:

[ZBA2504 - 106 WALTHAM STREET - SITE PLAN SCAN - 09.10.25.PDF](#)

[ZBA2504 - 106 WALTHAM STREET - VARIANCE AND SP APPLICATION -](#)

09.05.25.PDF

HANSON - ABUTTER SUPPORT LETTER - 106 WALTHAM ST - 09.15.25.PDF

HANSON - ABUTTER SUPPORT LETTER.PDF

HEMM - ABUTTER SUPPORT LETTER.PDF

### 3. Planning Update

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