

**Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
February 27, 2023 – 7:00 p.m.
(Held remotely via Zoom)**

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

Others Present: Bill Nemser – Planning Director; Julia Flanary – Assistant Planning Director

Called to Order at 7:03 p.m. by Chair Scheiner.

Approval of the Minutes of January 23, 2023

The minutes contained a misspelling of Mr. Scheiner’s name, which was corrected.

Ms. Bryant made a motion to approve the minutes of the January 23, 2023 meeting of the Maynard Zoning Board of Appeals as amended, which was seconded by Mr. Culbert.

The Board voted unanimously in favor of the motion by hand.

Public Hearing: 206 Main Street

Variance Application filed by Mary O’Ryan, 206 Main Street, Maynard, MA 01754.

The subject property is a non-conforming single-family dwelling on a non-conforming lot located in Zone GR (General Residence District). Per Maynard Town By-laws Section 5.1.4, the applicant is requesting a Variance to allow encroachment of 4.8 feet into the required 15-foot side setback to construct a detached garage on the existing concrete slab.

Ms. O’Ryan presented her proposal. She plans to build a one-car detached garage on an existing concrete slab. When she purchased the house in 2021, the previous owner demolished the garage because it was beyond repair. The new structure will be the same as the formerly existing structure, which stood on the property for 51 years. The proposed garage will be 10.2 feet from the side lot line (between 206 Main St. and 0 Pine St.).

Ms. Czepiga asked if the new fence is on Main Street; Ms. O’Ryan replied yes. Ms. O’Ryan has made significant improvements to the property since purchasing it in 2021. Single car detached garages are common in the neighborhood, and this addition would be in keeping with the neighborhood character.

Ms. Bryant made a motion to close the public comment portion of the Public Hearing, which was seconded by Mr. Courville.

The Board voted unanimously in favor of the motion by hand.

Ms. Bryant made a motion to approve the request for variance to allow for 4.8 feet into the required 15-foot setback to construct a detached garage on the existing concrete slab at 206 Main St. Owing to the circumstance of the small lot size, there is no other reasonable place to build the garage; the literal enforcement of the by-law would involve substantial hardship to the application in storage of landscaping materials; the relief may be granted without substantial detriment to the public good and without substantially derogating from the intent and purpose of the by-law.

The motion was seconded by Mr. Schultz.

The Board voted unanimously in favor of the motion by hand.

Town Planner Updates

Megan Zammuto is leaving her position as Assistant Town Administrator.

New Topic: Retail Gun Sales

Ms. Bryant brought up the issue of regulation of retail gun sales. Currently Maynard has no by-laws related to gun sales. The issue is topical because of a situation in Littleton whereby 80 individual gun sellers were forced to leave their shops due to the closing of the Mill Building where they were located, and recent changes in local regulations.

The Board will discuss this issue going forward, perhaps by forming a working group and crafting a proposal for the Fall town meeting. Ms. Flanary will be the point person for this initiative.

Adjournment of the meeting

Mr. Courville made a motion to adjourn the meeting, which was seconded by Mr. Cuthbert.

The Board voted unanimously in favor of the motion by hand.

Meeting Close: 8:43 p.m.