

Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing
April 24, 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 7:00 p.m. by Chair Scheiner.

Minutes Approval

Ms. Bryant made a motion to approve the minutes of the March 27, 2023 meeting of the Maynard Zoning Board of Appeals, which was seconded by Mr. Culbert.

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

Public Hearing - 123 Summer Street

Special Permit Renewal Application filed by Andy Moerlein and Donna Dodson, 123 Summer Street, Maynard, MA 01754. The subject property, 123 Summer Street, is located within the S-1 Zoning District. Consistent with Section 3.2.5 and 10.2 of the Zoning By-laws, the petitioner is requesting renewal of the Special Permit allowing a Trade Shop use (Artist Studio) within the subject property, originally approved September 8, 2022.

Abutters Michael Hart, Yvette Tardiff, and William and Amy Shew registered their opposition to the Special Permit approval due to their belief that the conditions of the current permit are being violated. Donna Dodson and Andrew Moerlein stated that they have put up a fence, installed vapor and dust collection devices, and have not violated the special permit.

Ms. Czepiga made a motion to continue this Public Hearing to June 26, 2023 at 7 p.m., which was seconded by Mr. Culbert.

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

Public Hearing - 31 Fairfield Street - *Continued*

Variance Application filed by Elizabeth Peterson, 31 Fairfield Street, Maynard, MA 01754. The subject property is a non-conforming single-family dwelling on a nonconforming lot located in Zone S-2 (Single Family Residence District 2). Per Maynard Town By-laws Section 5.1.4, the applicant is requesting a Variance from the maximum building coverage of 15% percent, extending the existing non-conformity from approximately 25% to approximately 31% percent and increase the Impervious Coverage of 40% percent, to approximately 43%.

Ms. Czepiga made a motion to continue this Public Hearing to May 22, 2023 at 7 p.m., which was seconded by Mr. Culbert.

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

Discussion With Senator James B. Eldridge

Discussion with Senator James B. Eldridge regarding recent updates to municipal Zoning By-laws regulating the sale of firearms.

There followed a discussion of possible avenues for regulating the sale of firearms in Maynard. The towns of Acton, Littleton and Weston are proposing similar bylaws. Possible restrictions include minimum distance from schools and places of worship, etc. Another approach would be to limit the number of special permits issued for gun retail, especially in a small footprint town such as Maynard. Representatives of the Zoning and Planning Boards will form a subcommittee to draft a proposal for the Fall 2023 Town Meeting. The involvement of the Chief of Police will be key as well.

Senator Eldridge and his office can provide support through the process.

Adjournment of the meeting

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

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

Meeting Close: 8:20 p.m.