



**TOWN OF MAYNARD  
Office of Municipal Services  
MUNICIPAL BUILDING**

195 Main Street  
Maynard, MA 01754  
Tel: 978-897-1302 Fax: 978-897-8489  
[www.townofmaynard-ma.gov](http://www.townofmaynard-ma.gov)

**The Maynard Advantage**  
New England Living for Everyone

***Maynard Zoning Board of Appeals  
Notice of Decision***

<b>Project Name/Location:</b>	<b>6 Loring Avenue</b>
<b>Petition No:</b>	<b>ZB 22-05</b>
<b>Property Owner/Applicant:</b>	<b>Thomas B. Lydon and Toni-Ann Lydon 6 Loring Avenue Maynard, MA 01754</b>
<b>Description of Request:</b>	<b>Renewal of Special Permit (Hairdresser)</b>
<b>Map &amp; Lot #</b>	<b>Map 5, Parcel 41</b>
<b>Current Zoning:</b>	<b>General Residence District</b>
<b>Lot Size:</b>	<b>10,000 ft.<sup>2</sup></b>
<b>Application Date:</b>	<b>April 20, 2022</b>

**I. General**

On April 20, 2022, Toni-Ann Lydon of 6 Loring Avenue, Maynard, MA 01754, submitted to the Maynard Zoning Board of Appeals (hereinafter referred to as "the ZBA") an application requesting renewal of the existing Special Permit allowing a home occupation (hair dresser) at 6 Loring Avenue.

The original Special Permit was issued in 1987. The duration of subsequent renewals have been given at the ZBA's discretion with the previous renewal period consisting of five years (Exhibit "A").

**II. Plans and Documents Submitted in Support of the Application:**

The following materials and supporting documents were submitted to and reviewed by the ZBA with the application, or during the Public Hearing process, and form the basis of this Decision:

- a. A set of documents including:
  1. Zoning Board of Appeals Application for hearing date-stamped April 20, 2022.
  2. Filing fee check.
  3. Certified abutters list with Assessors Map.

**III. Public Hearings(s) and Vote of the Zoning Board of Appeals**

1. The Legal Notice for the public hearing was placed in Metrowest Daily News on May 12<sup>th</sup> and 19<sup>th</sup>, 2022 and sent via certified mail to interested parties.

2. A public hearing on the Variance/Special application was opened on May 23, 2022 and closed at the June 27, 2022 meeting of the ZBA.

#### **IV. Findings and Comments of the Zoning Board of Appeals**

After conducting the public hearings, and after its own analysis and deliberation relative to the proposed Special Permit Renewal and the supporting documents and plans described above and herein, the ZBA hereby makes the following findings:

The proposed Special Permit Renewal is governed by:

1. Section 3.2 of the Maynard Protective Zoning Bylaws (ZBL) which govern Accessory Uses and Other Uses.
2. Section 10.4.2 of the ZBL which implements Chapter 40A MGL. This states that to grant a Special Permit, the Board must make a finding that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in the ZBL, the determination shall include consideration of each of the following:
  - a. Social, economic, or community needs which are served by the proposal.
  - b. Traffic flow and safety, including parking and loading.
  - c. Adequacy of utilities and other public services.
  - d. Neighborhood character and social structures.
  - e. Impacts on the natural environment.
  - f. Potential fiscal impact, including impact on town services, tax base, and employment.

#### **V. Decision: the Zoning Board of Appeals at its meeting of November 28, 2016 hereby votes:**

1. 5-0 to find the standards for Special Permit renewal as prescribed in the ZBL have been, and continue to be, met.
2. 5-0 to renew the Special Permit allowing Home Occupation use for a hairdresser at 6 Loring Avenue for a period of five (5) years subject to the conditions of approval listed below.

#### **Conditions of Approval**

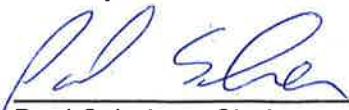
- The Special Permit Extension granted by this ZBA Decision of June 27, 2022, is for five-years from the effective date of Decision and must be renewed prior to expiration.
- All conditions of the Decision of April 27, 1987 remain in effect.

(this section left blank intentionally)

**Record of Vote**

Paul Scheiner	Yes
Leslie Bryant	Yes
Jerry Culbert	Yes

John Courville	Yes
Page Czepiga	Yes



Paul Scheiner, Chair  
For the Zoning Board of Appeals



Date

Filed with the Town Clerk on: \_\_\_\_\_

Town Clerk

**\*\*NOT VALID UNTIL CERTIFIED BY THE TOWN CLERK OF MAYNARD\*\***

In accordance with Sec. 11 of Ch. 40A of Massachusetts General Law, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Maynard Town Clerk, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_

Dianne Reardon, Town Clerk

**Please note: this Decision must be recorded with the Registry of Deeds prior to applying for building permits.**

**Exhibit "A"**  
**Previous Special Permit Renewals**



## **EXHIBIT "A"** **PREVIOUS APPROVALS**

### **TOWN OF MAYNARD** **Office of Municipal Services**

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### **Maynard Zoning Board of Appeals** **Notice of Decision**

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To: Michelle Sokolowski, Town Clerk  
195 Main Street  
Maynard, MA 01754

December 8, 2016

Re: 6 Loring Avenue (Home Occupation) OMS Application # ZBA 16-06

Dear Ms. Sokolowski:

Please accept this Notice of Decision (renewal of Special Permit) for recording by the Maynard Town Clerk's Office.

#### **I. General**

On October 19, 2016, Toni-Ann Lydon of 6 Loring Avenue, Maynard, MA 01754, submitted to the Maynard Zoning Board of Appeals (hereinafter referred to as "the ZBA") an application requesting renewal of the existing Special Permit allowing a home occupation (beauty shop) at 6 Loring Avenue.

#### **II. Plans and Documents Submitted in Support of the Application:**

The following materials and supporting documents were submitted to and reviewed by the ZBA with the application, or during the Public Hearing process, and form the basis of this Decision:

a. A set of documents including:

1. Zoning Board of Appeals Application for hearing date-stamped October 19, 2016.
2. Special Permit approval dated April 27, 1987 (Exhibit "A").
3. Filing fee check.
4. Certified abutters list dated October 12, 2016 with Assessors Map.

#### **III. Public Hearings(s) and Vote of the Zoning Board of Appeals**

The project was reviewed by the ZBA at a public hearing opened and closed on November 28, 2016. Notice for the public hearing was published November 10 and November 17, 2016, in the Beacon-Villager and sent to abutters of the property and other interested parties by certified mail according to the Assessors' Certified Abutters List.

## **EXHIBIT "A"** **PREVIOUS APPROVALS**

### **IV. Findings and Comments of the Zoning Board of Appeals**

After conducting the public hearings, and after its own analysis and deliberation relative to the proposed Special Permit Renewal and the supporting documents and plans described above and herein, the ZBA hereby makes the following findings:

- a. The proposed Special Permit Renewal is governed by the Maynard Protective Zoning Bylaws (hereinafter "ZBL"), as amended. Specifically:
  1. Section 3.2 of the ZBL which govern Accessory Uses and Other Uses. Section 3.2.4 provides the criteria in which the ZBA may grant a Special Permit to allow "Home Occupation" as designates the ZBA as the Special Permit Granting Authority (SPGA).
  - b. The subject property affected by this application is within the zone designated as "General Residential".
  - c. The ZBA finds that the circumstances of use remain in compliance of the Decision of April 27, 1987 authorizing the original Special Permit.
  - d. The ZBA finds the standards for Special Permit renewal as prescribed in the ZBL have been met.

### **V. Decision: the Zoning Board of Appeals at its meeting of November 28, 2016 hereby votes:**

1. By a 5-0 vote to renew the Special Permit allowing Home Occupation use for hairdressing (beauty shop) at 6 Loring Avenue. The Special Permit Extension granted by this ZBA Decision of November 28, 2016, is for five-years from the date of Decision and will expire on **November 28, 2021** and must be renewed prior to expiration. All conditions of the Decision of April 27, 1987 remain in effect.

#### **Record of Vote**

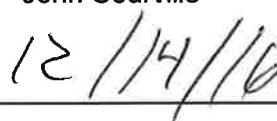
Paul Scheiner Yes  
Marilyn Messenger Yes

Leslie Bryant Yes  
Jerry Culbert Yes  
John Courville Yes



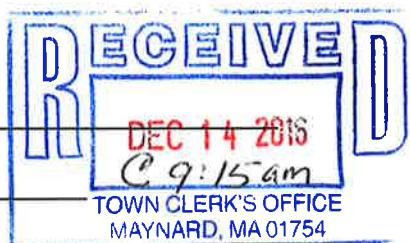
Paul Scheiner, Chair  
For the Zoning Board of Appeals

Date



Filed with the Town Clerk on:

\_\_\_\_\_  
Town Clerk





OFFICE OF THE  
TOWN CLERK  
**EXHIBIT "A"**  
MUNICIPAL BUILDING  
**PREVIOUS APPROVALS**  
MAYNARD, MASSACHUSETTS 01754

July 9, 1987

PETITION OF THOMAS B. LYDON AND TONI-ANN LYDON  
CASE NO. 87-6  
DATE OF DECISION: APRIL 27, 1987

I hereby certify that this decision and any authorized signature  
are true copies of the original and that 20 days have elapsed from  
the filing date of the decision and that no appeal has been filed  
in this office.

A True Copy: Attest:

Judith C. Peterson  
City/Town Clerk, Judith C. Peterson

SEAL

**EXHIBIT "A"**  
**PREVIOUS APPROVALS**



**EXHIBIT "A"**  
**TOWN OF MAYNARD**  
**PREVIOUS APPROVALS**  
**BOARD OF APPEALS**

15/1987  
rec'd from Clerk's office  
from Judith P. Peters

**MAYNARD, MASSACHUSETTS 01754**

**PETITION OF THOMAS E. LYDON AND TONI-ANN LYDON (CORRECTED)**

**CASE NO. 87-6**

**DATE OF DECISION: APRIL 27, 1987**

On February 23, 1987, the Petitioners filed an application (Exhibit A) with the Maynard Town Clerk for a hearing before the Zoning Board of Appeals for a Special Permit pursuant to Section 3-2(c) of the Maynard Zoning Bylaw for the use of a room in their dwelling for hairdressing at premises at 6 Loring Avenue in a General Residence District.

"Parties in Interest" (Exhibit B) were verified by the Board of Assessors on January 26, 1987. Notice of Public Hearing (Exhibit C) was mailed to the "Parties in Interest" on April 17, 1987, and said notice was published in the Beacon - Maynard Edition on April 9 and 16, 1987.

The Hearing (Exhibit D) was held on April 27, 1987, as scheduled and advertised. The Board considered the request in the light of the statutory criteria and found that the proposal is in harmony with the intent and purpose of the Maynard Zoning Bylaw.

WHEREFORE, the Maynard Zoning Board of Appeals hereby grants a Special Permit to the Petitioners for the use of a room in their dwelling at 6 Loring Avenue for hairdressing, to be in effect until May 31, 1988, subject to the following conditions:

1. customers by appointment only;
2. no more than four customers on the premises at one time;
3. the Petitioners are to maintain at least two off-street parking spaces for customers;
4. the hours of business are to be 7:00 a.m. to 1:00 p.m. Tuesday, Thursday, and Saturday, and 7:00 a.m. to 7:00 p.m. Friday (when a holiday falls on one of the operating days, the shop may be open on the preceding business day in conformance with Massachusetts General Laws);
5. the exterior of the dwelling shall not be commercialized, with the exception of a sign meeting the requirements of Section 10.1(c) of the Maynard Zoning Bylaw.

This Decision does not relieve the Petitioners or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws and/or regulations.

**EXHIBIT "A"**  
**PREVIOUS APPROVALS**



**TOWN OF MAYNARD  
EXHIBIT "A"  
PREVIOUS APPROVALS  
BOARD OF APPEALS**

RECEIVED  
[Signature]  
MAYNARD, MASSACHUSETTS

June 15, 1987

*J. Bartagallo, ass't*

MAYNARD, MASSACHUSETTS 01754

PETITION OF THOMAS B. LYDON AND TONI-ANN LYDON

CASE NO. 87-6

DATE OF DECISION: APRIL 27, 1987

On February 23, 1987, the Petitioners filed an application (Exhibit A) with the Maynard Town Clerk for a hearing before the Zoning Board of Appeals for a Special Permit pursuant to Section 3-2(c) of the Maynard Zoning Bylaw for the use of a room in their dwelling for hairdressing at premises at 6 Loring Avenue in a General Residence District.

"Parties in Interest" (Exhibit B) were verified by the Board of Assessors on January 28, 1987. Notice of Public Hearing (Exhibit C) was mailed to the "Parties in Interest" on April 17, 1987, and said notice was published in the Beacon - Maynard Edition on April 9 and 16, 1987.

The Hearing (Exhibit D) was held on April 27, 1987, as scheduled and advertised. The Board considered the request in the light of the statutory criteria and found that the proposal is in harmony with the intent and purpose of the Maynard Zoning Bylaw.

WHEREFORE, the Maynard Zoning Board of Appeals hereby grants a Special Permit to the Petitioners for the use of a room in their dwelling at 6 Loring Avenue for hairdressing, subject to the following conditions:

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3. the Petitioners are to maintain at least two off-street parking spaces for customers;
4. the hours of business are to be 7:00 a.m. to 1:00 p.m. Tuesday, Thursday, and Saturday, and 7:00 a.m. to 7:00 p.m. Friday (when a holiday falls on one of the operating days, the shop may be open on the preceding business day in conformance with Massachusetts General Laws);
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**EXHIBIT "A"  
PREVIOUS APPROVALS**

**EXHIBIT "A"**  
**PREVIOUS APPROVALS**

PETITION OF LYDON (SPECIAL PERMIT), PAGE 2  
APRIL 27, 1987

Any appeals of this Decision shall be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's office within twenty (20) days after the date of the filing of the Decision in the office of the Town Clerk.

**MEMBERS**

Malcolm H. Houck - GRANT  
Edward Bruckert - GRANT  
Rodney Cleaves - GRANT  
William Poudrier - GRANT  
Robert Wright/Alt.- GRANT

  
\_\_\_\_\_  
Malcolm H. Houck, Chairman

**EXHIBIT "A"**  
**PREVIOUS APPROVALS**