



**TOWN OF MAYNARD
MASSACHUSETTS
Office of the Town Clerk**

**PLANNING & ZONING BOARD
CERTIFICATE OF NO APPEAL**

Petition No. **ZB22-08**

Applicant: **Matthew Stein**

Address: **7 Martin Street
Maynard, MA 01754**

Property address: **7 Martin Street
Maynard, MA 01754**

Parcel Number: **Map 13, Lot 67**

I, Dianne M. Reardon, the Town Clerk of the Town of Maynard, Massachusetts hereby certify that the Decision of the **Maynard Zoning Board** for the **Petition # ZB22-08** outlined above has been received and recorded at this office on August 26, 2022, and no appeal was received and recorded at this office and no appeal was received during the twenty (20) days next after such receipt and recording of said notice.

Date: **September 16, 2022**

Dianne M. Reardon
Attest: _____

**Dianne M. Reardon
Maynard Town Clerk**

RECEIVED



**TOWN OF MAYNARD
Zoning Board of Appeals
Office of Municipal Services**

195 Main Street
Maynard, MA 01754
Tel 978-897-1302

OMS@TownofMaynard.net www.townofmaynard-ma.gov

AUG 26 2022

Town Clerk's Office
Maynard, MA 01754

Findings and Decision

Project Name:	7 Martin Street
Petition No:	ZB 22-08
Petition Type:	Special Permit Request
Property Owner/Applicant:	Matthew Stein 7 Martin Street Maynard, MA 01754
Map & Lot #:	Map 13, Lot 67
Current Zoning:	General Residence District 2 (GR)
Lot Size:	16,187 Square Feet
Description of Request:	Special Permit - extension of a non-conforming structure. The Special Permit allows the applicant to extend the existing nonconforming structure by approximately 1,550 square feet. The request will not exacerbate the existing nonconformity (insufficient front and eastside setbacks).

I. Procedural History

- a. Pursuant to Massachusetts General Law Chapter 40A, Section 10, an Application for a Special Permit per the ZBL was submitted by the above-referenced owner and filed with the Zoning Board of Appeals (ZBA) on July 18, 2022.
- b. A remote public hearing on the Application was opened and closed on August 22, 2022. Notice of the Public Hearing was published in the Metrowest Daily on August 4, 2022, and August 11, 2022, and sent to parties in interest, as required by statute, by certified mail, return receipt requested, according to the Assessor's Certified Abutters List.
- c. The application documentation and other submitted material were reviewed by Town Staff. There were no staff objections to the application.
- d. At the public hearing, there were no public comments in opposition to the application.

1

ZBA Decision: 08.22.22
Project Name: 7 Martin Street
Project Number: ZBA 22-08
Version: Final

II. Regulatory Framework

Section 5.1.3 of the Maynard Zoning Bylaws (ZBL) state the ZBA may award a Special Permit to reconstruct, extend, alter, or change a nonconforming structure in accordance with this section only if it determines that such reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

Section 10.4.2 of the ZBL 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

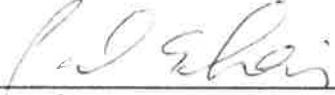
III. Vote of the Board and Decision

The ZBA deliberated and determined that the request meets the criteria as detailed above in Section II.

Leslie Bryant made a motion which was second by Jerry Culbert to approve the Application for a Special Permit to allow extension of the existing nonconforming structure by constructing an addition of approximately 1,550 square feet for 7 Martin Street. The request will not exacerbate the existing nonconformity (insufficient front and eastside setbacks). The structure shall be consistent with the Special Permit application and plans submitted to the Town and date-stamped July 18th, 2022 (Exhibit "A").

The Board voted as follows ("Y" to approve):

Paul Scheiner	Y
Leslie Bryant	Y
Jerry Culbert	Y
Page Czepiga	Y
Brad Schultz	Y



Paul Scheiner, Chair
For the Zoning Board of Appeals



Date

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.

ZBA 22-08

EXHIBIT "A"

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: *RECEIVED*

2022 JUN 18 AM 9:59

CLERK OF THE ZBA



ZONING BOARD OF APPEALS

APPLICATION NUMBER: _____
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 7 Martin Street

Characteristics of Property: Lot Area _____ Present Use _____

Assessor's Map # _____ Parcel # _____ Zoning District _____

Name of Petitioner Matthew Stein Phone # 413-218-3905

Mailing Address 7 Martin St. Maynard, MA 01754

E-mail Address matt@foliaire.com

Name of Owner _____ Phone # _____
(If not Petitioner)
Mailing Address _____

Petition is for An 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: 40A Section 9

Summarize nature and justification of petition (*Please attach full explanation*):

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 413 218 3905

Signature of Owner, if other than Petitioner _____

EXHIBIT "A"

EXHIBIT "A"

Zoning board of Appeals

Nature and justification of petition: 7 Martin St Addition

I, Matthew Stein, would like to petition the board to build a residential addition within the setbacks of our property. The reason for this petition is that the existing front porch of our building falls within the front set back line(20ft) of our property making our existing building fall under the category of existing non-conforming structure. The addition will be a single-story flat roof structure with a green roof. The addition will include a two-car garage, one bedroom, one bathroom and a living area, totaling approximately 1500 square feet including the garage. We believe this addition is justified because all of the addition will fall within the established setbacks.

We purchased this very old and run down home because it needed us as much as we needed it. I have the knowledge and ability to repair the existing structure and construct some of the addition myself along with managing local contractors. As working parents with three young children, we are looking forward to creating a home that has enough space and stay within this thriving community of Maynard that we love. We believe this proposal falls into the Town of Maynard's goals for development as it is not overly expensive, over the top or an unreasonably high return on investment type plan. Our plan will preserve the existing old-heritage structure and the new development will be far more ecological than typical new construction. We plan to continue to raise our children here in our home for many years to come.

When we moved to Maynard, we wanted to buy a fixer upper that we could add onto when the time and money allowed. As a family of five, we knew that we would want to expand the living space without doing anything over the top or overly expensive. We feel that the addition we are going to put onto our home will not only enhance our property, but also the town of Maynard and the beauty of the river front properties. Please help us to create the home of our dreams for us and our three children!

EXHIBIT "A"

RENEY, MORAN & TIVNAN

REGISTERED LAND SURVEYORS
75 HAMMOND STREET - FLOOR 2
WORCESTER, MA 01610-1723
PHONE: 508-752-8885
FAX: 508-752-8895
RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

REGISTRY MIDDLESEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN CONFORMANCE WITH LOCAL ZONING, OR PROPERTY LINE OFFSET REQUIREMENTS OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GEN. LAW, 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NOT TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

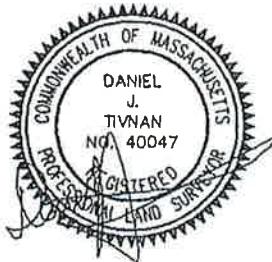
MORTGAGE INSPECTION PLAN

NAME MATTHEW J. STEIN & MELISSA B. STEIN

LOCATION 7 MARTIN STREET

MAYNARD, MA

SCALE 1" = 40' DATE 07-20-16



DEED BOOK/PAGE 48975/59

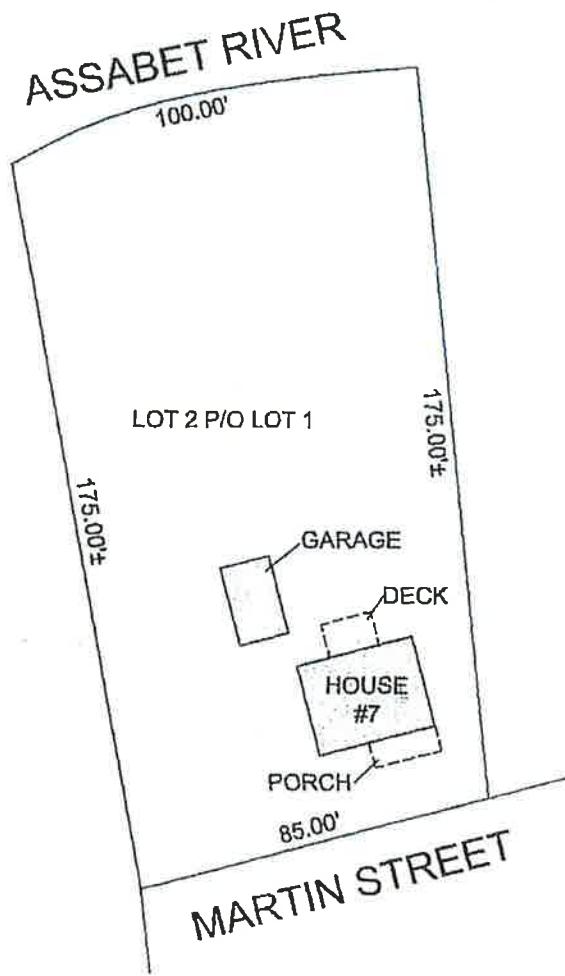
PLAN BOOK/PLAN 341/34

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

362F DTD 07-07-14

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE, UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

JOB # 07-547-16



REQUESTING OFFICE: ARONE & ASSOCIATES
REQUESTED BY:

DRAWN BY: SMB
CHECKED BY:

NOI NARRATIVE:

The subject residential property consists of one main residence with a small addition room off the back. There is a garage, a driveway, and a typical lawn area with garden beds along the property boundaries. Within the buffer zone, invasive plants are to be removed and replaced with native wildflowers and plants are planned to be planted.

The existing lawn areas will remain and a 10-foot wide buffer zone will be maintained to prevent runoff of any soil or debris into the Assabet River during construction.

Both site fences and walls will be maintained to prevent runoff of any soil or debris into the Assabet River during construction. Grading will be done with a tracked site steer and no new material will be added or existing removed.

The intention is to improve the property within the buffer zone to contribute to the health of the Assabet River.

A new rain water harvesting tank will be installed as part of the foundation.

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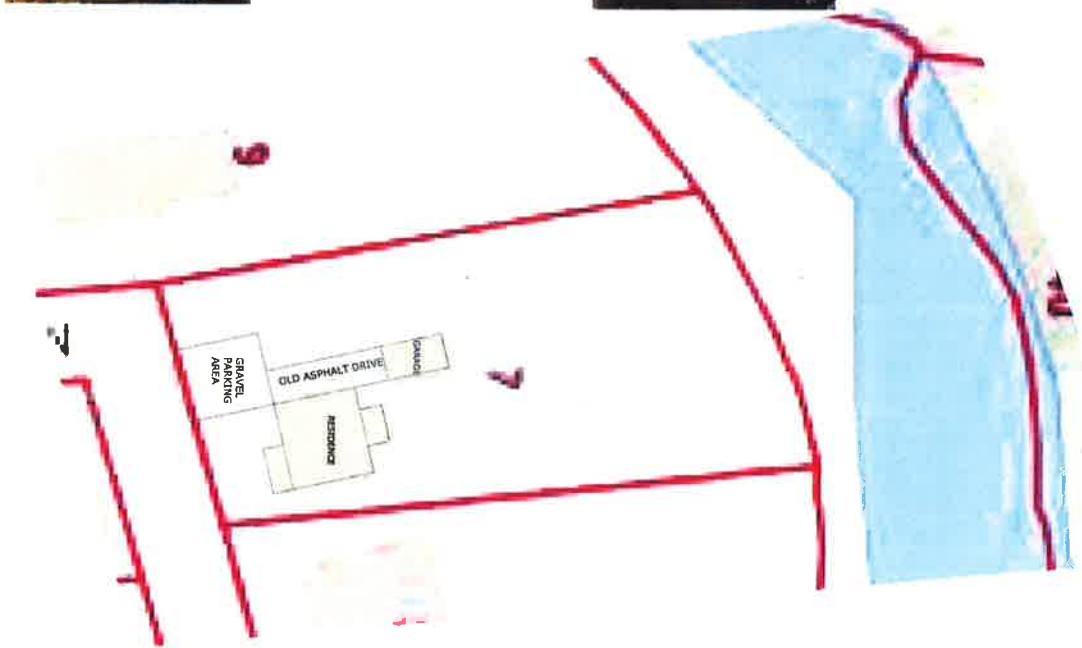
A new rain water harvesting tank will be installed as part of the foundation.

EXHIBIT "A"

EXHIBIT "A"



EXHIBIT "A"



SCALE: NO SCALE

JOB SITE LOCATION: 7 Martin St. Maynard Ma 01754

7 MARTIN ST. ADDITION
EXISTING CONDITIONS
DATE ASPIRED: 01/22/22

APPLICANT:
Matt Tamm
Cell: 413-218-3905
matt@tammhome.com

AUTHOR:
Matt Tamm
7 Martin St.
Maynard Ma. 01754
413-218-3905

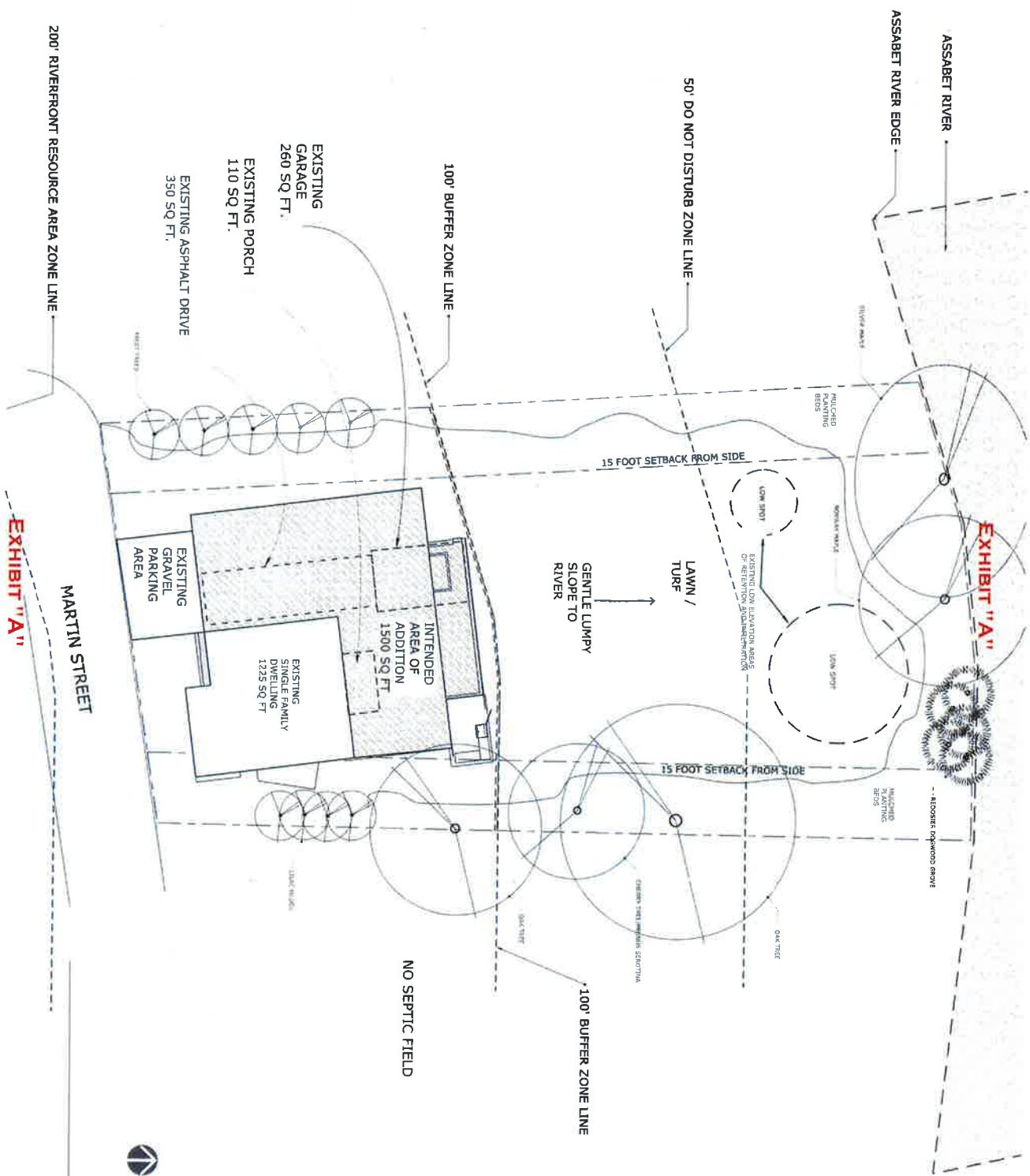
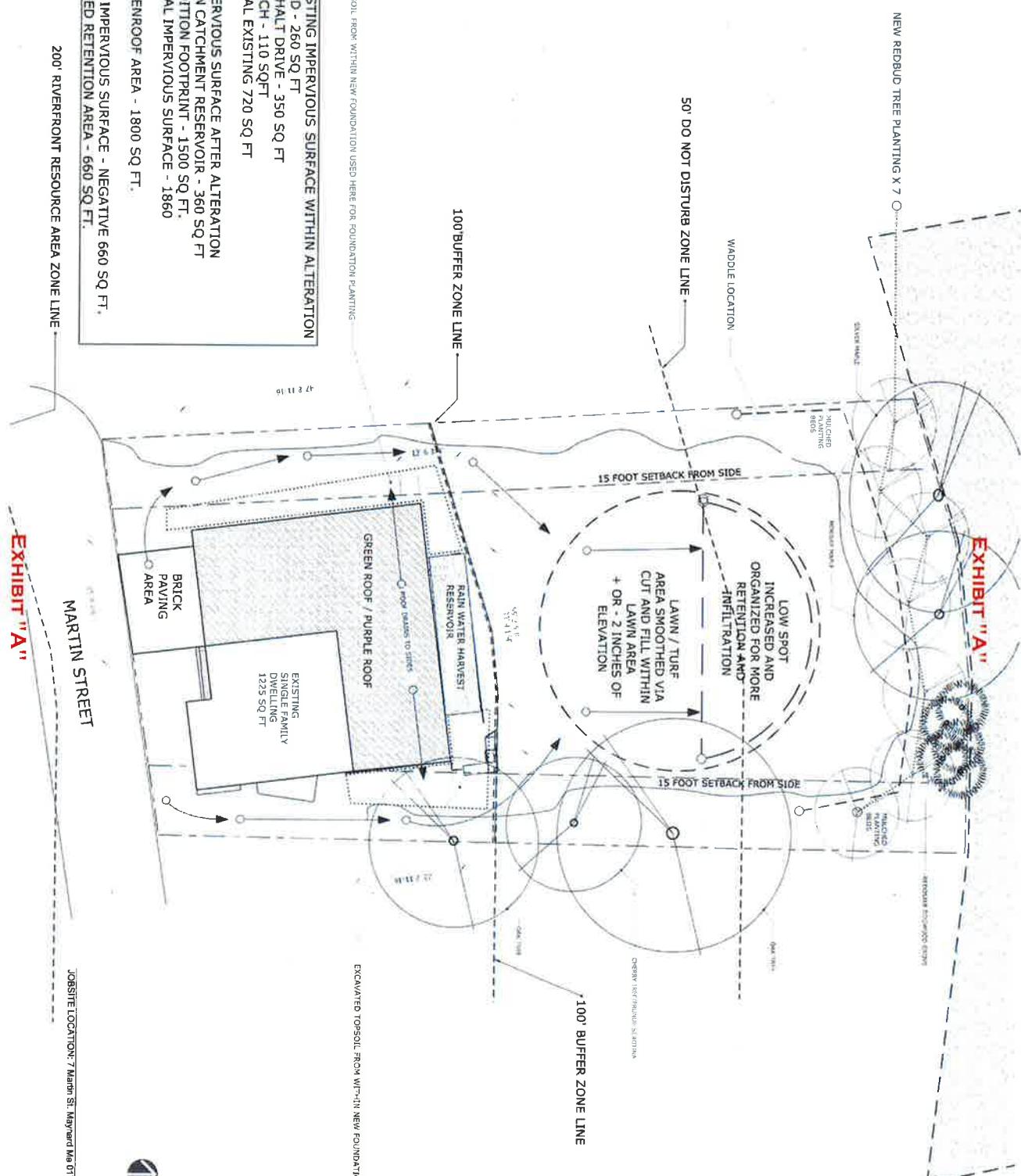


EXHIBIT "A"

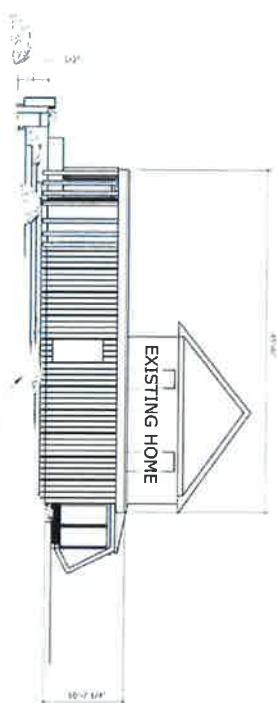


cell: 412-218-3905
matt@olive.com
AUTHOR:
Matt Stein
7 Martin St.
Moorland Mo. 01754
412-218-3905

EXHIBIT "A"

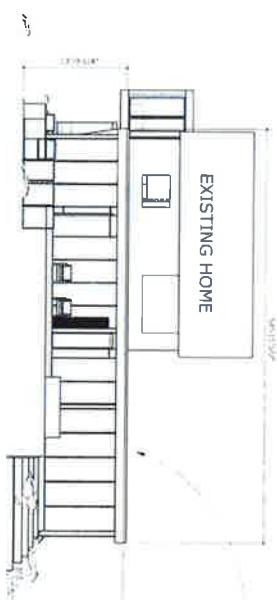


ELEVATION VIEWED FROM MARTIN STREET



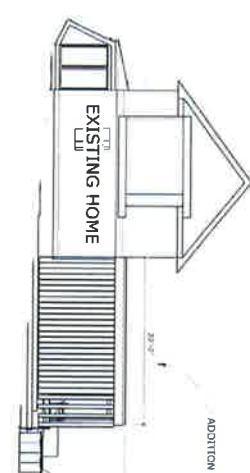
ELEVATION LOOKING EAST

1 STORY ADDITION WITH GREEN ROOF



ELEVATION LOOKING SOUTH

ADDITION INCLUDING:
- GARAGE
- ONE BEDROOM
- ONE BATHROOM
- ONE LIVING ROOM



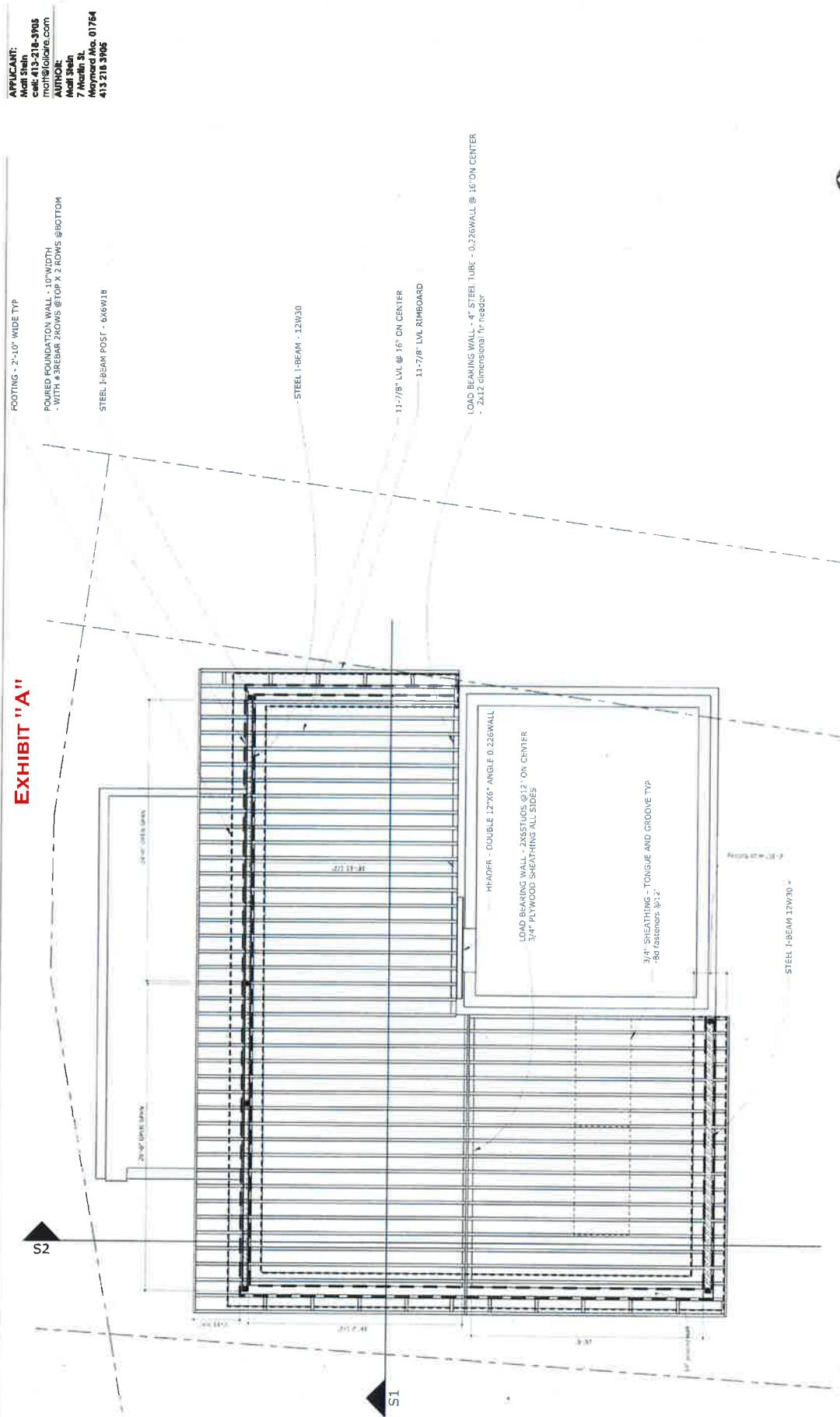
ELEVATION VIEWED FROM MARTIN STREET

EXHIBIT "A"

JOB SITE LOCATION: 7 Martin St Maynard Ma 01754

SCALE: 1/16" = 1'-0"
7 MARTIN ST. ADDITION
ELEVATIONS
DATE/VERSION 03/22/22

APPLICANT:
Matt Stein
cell: 413-218-3905
mstein@colgate.com
AUTHOR:
Matt Stein
7 Martin St.
Maynard Ma 01754
413 218 3905

EXHIBIT "A"

APPLICANT:
Matt Stein
cell: 413-218-3905
matt@locore.com

AUTHOR:
Matt Stein
7 Martin St.
Maynard MA 01754
413 218 3906

SCALE: 1/8" - 1'-0"

7 MARTIN ST. ADDITION

STRUCTURAL PLAN

JOB SITE LOCATION: 7 Martin St. Maynard Ma 01754

DATE/VERSION: 03/27/22

EXHIBIT "A"

APPLICANT:
Matt Stein
cell: 413-218-3905
mail@foliofire.com

AUTHOR:
Matt Stein
7 Martin St.
Maynard Ma. 01754
413-218-3905

EXHIBIT "A"

