

MEETING NOTICE

TOWN OF WAYLAND

(As required by MGL Chapter 30A, sections 18-25)

Please email all meeting notices to townclerk@wayland.ma.us

Town Clerk Date Stamp

Board/Committee Name: Wayland Historic District Commission

Day/Date: Thursday, May 16, 2024

Time of Meeting: 7:30 PM

Location: Wayland Town Building – in-person only

AMENDED AGENDA (May 2, 2024)

1. **Public Comment**
2. **Minutes** March 27, 2024
3. **7:35 Public Hearing: Consider changing Wayland HDC Guidelines and Rules & Regulations to exempt required HDC hearing over exterior paint color.** Please refer to Mass General Law, Part I, Title VII, Chapter 40C, Section 8. Also, refer to Wayland HDC Rules & Regulations, IV Review of Changes; Criteria, B.Changes Not Requiring Review (4).
4. **7:50 Public Hearing: Remove the condenser and add a stand-mounted heat pump to the rear of the Wayland Museum & Historical Society (12 Cochituate Road)**
5. **A Guidebook for Historic District Commissions in Massachusetts** published in print and digital format by the Massachusetts Historical Commission. (Please refer to page 52 on items that the HDC may choose NOT to review. Also refer to page 30, "*Paint Colors*. *Most local historic district bylaws and ordinances in Massachusetts include paint color as an exemption. Paint color is easily reversible. As a result, the Massachusetts Historical Commission encourages cities and towns to consider it as an exemption.*"
6. **Update on the lighting of signals on top of the Wayland Depot mast**
7. **Rail Trail Update**
8. **<https://www.wayland.ma.us/historic-district-commission>**
 - a) Meeting Packet for May 16, 2024
 - b) Design Review Guidelines
 - c) Rules and Regulations
9. **Consider elections of Chair, Vice Chair, Secretary**
10. **Items not reasonably known to the Chair 48 hours before the meeting**
11. **Adjourn**

Wayland Historic District Commission Meeting
Via ZOOM
March 27, 2024

HDC members present: Margery Baston (presiding), Lynn Cohen, Greg Dale, Alex Finlayson, Seema Mysore

Also attending: Steve Vitello (Facilities Dept.), Rick Conard (Wayland Historical Commission), Gretchen Schuler (Wayland Historical Society and past HDC Chair)

Minutes. By a roll call vote the minutes of February 15, 2024, were approved. (4-1-0) Alex Finlayson abstained because he was absent from this meeting.

The final item for restoration work at the Wayland Depot is a light and electrical conduit for the signal system at the top of the mast. Steve Vitello spoke of using a restored railroad lantern at the top of the Depot signal mast. This lantern might have a solar insert, or it might rely on an electric bulb with a low-voltage wire running along the North side of the mast and into the Depot to be plugged into a transformer. The other possibility might be no illumination at the top of the signal mast. There was some discussion about the color and intensity of the light when Rick Conard pointed out that the original railroad lanterns used kerosene. After much discussion, a **motion was made to use a black lantern, reminiscent of a railroad lantern, with enough lumines to mimic a kerosene lantern.** This motion was seconded and received an affirmative roll-call vote. (5-0-0)

There was some further discussion about the mast itself, and Steve informed us that the cap was epoxy-painted, and had been sealed.

Updated HDC Application (fill-in and online submission). Margery explained that changes were needed in the application process for clarity and ease of submission. Kelsi Power-Spirlet (assistant to the Town Manager) kindly created a fill-in form that could be submitted online. Some changes were made to the Instructions that now preceded the application, to include the town email address of the HDC chair and vice-chair. After a brief

discussion, there was agreement that the online application could be sent to hdcmembers@wayland.ma.us. All members would be able to view the application, but the chair or vice-chair would respond to the applicant.

Temporary sign at Wayland Museum (Doll House Exhibit, March 17 & 23)

Margery admitted she had made a mistake when first asked if such a temporary sign would require an HDC hearing. She had too quickly checked the alphabetical listing in the Guidelines, read that temporary signs needed to meet only the ZBA requirements, and issued a Certificate of Non-applicability. She later discovered that guidelines on temporary signs had been added at the end of the alphabetical listing.

HDC webpages and Rules and Regulation Gretchen pointed out that there are several items that the HDC can choose not to rule on (with an adjustment to their Rules & Regs): paint color, temporary signs, and more. This led to a discussion of house paint color within the historic district. Commission members expressed an interest in looking into a roster of historical colors that would not require an HDC hearing. Gretchen offered to check with other HDCs to see what rosters of paint colors are offered.

HDC Certificate of Non-Applicability. Margery pointed out that the East elevation of 30 Cochituate Road (which could not be seen from the public way) required a Certificate of Non-Applicability.

Items not reasonably known to the Chair 48 hours before the meeting.

Margery mentioned an email sent to hdcmembers@wayland.ma.us that wanted to know if 32 Pemberton Road might be affected by a Demolition Delay ordinance or some other historic restriction. It was recommended that she forward the email to the Wayland Historical Commission.

Adjourn. There was a motion and a roll call vote to adjourn the meeting at 8:55 pm. This received a unanimous, affirmative vote.

Respectfully submitted,
Margery Baston



TOWN OF WAYLAND
MASSACHUSETTS
01778

WAYLAND HISTORIC DISTRICT COMMISSION

41 Cochituate Road
(508) 358-3621

WWW.WAYLAND.MA.US

MARGERY BASTON, CHAIR
Lynn Cohen
GREG DALE
ALEX FINLAYSON
DESMOND McAULEY
SEEMA MYSORE

**Town of Wayland
Wayland Historic District Commission
Amended Public Hearing Notice**

The Wayland Historic District Commission will hold a Public Meeting and Hearing on Thursday, May 16, beginning at 7:30 PM that will be held in the Wayland Town Building. The hearing will be regarding the following:

7:35 Eliminate the requirement of an HDC hearing when there is an exterior paint color change within the Historic District. This relates to Mass General Law, Part I, Title VII, Chapter 40C, Section 8. Please see Wayland HDC Rules & Regulations, IV Review of Changes; Criteria, B. Changes Not Requiring Review (4).

<https://www.wayland.ma.us/historic-district-commission/pages/rules-and-regulations>

7:50 Remove the condensing unit and add a heat pump at the rear of the Wayland Museum & Historical Society at 12 Cochituate Road.

The public is invited to attend, ask questions, and make comments.

Margery Baston
Chair, Wayland Historic District Commission



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778
www.wayland.ma.us

WAYLAND HISTORIC DISTRICT COMMISSION APPLICATION FOR CERTIFICATES OF APPROPRIATENESS NON-APPLICABILITY OR HARDSHIP

Date: May 1, 2024

The undersigned applies to the Commission for: *(Select from below options)*

☒ Certificate of Appropriateness ☐ Certificate of Non-applicability ☐ Certificate of Hardship

I. **Address of Property:** 12 Cochituate Road

Description of Work

(State the scope of work including the specific information about the extent of work, dimensions, style, materials, and colors. Please provide photographs of existing conditions and plans of proposed changes, if applicable.)

Replace condensing unit with a heat pump.

II. **Application includes** (check applicable documentation)

- ☒ Photographs ☐ Site Plan ☐ Sketches
☐ Building plans, elevations, sections ☐ Historical Information
☒ Product /Material information (samples, specs, brochures, photographs)

III. **Name of Property Owner** Wayland Historical Society

Mailing Address: P O Box 56, Wayland, MA 01778

Telephone: 508-358-7959 E-Mail: info@waylandmuseum.org

Signature of Property Owner (Required): Brad E Keyes

IV. **Name of Applicant if not owner:** Brad Keyes

Mailing Address: 91 E Plain St, Wayland, MA 01778-4930

Telephone: 617-645-9078 E-Mail: brad@bradkeyes.com

For Commission Use Only

Assessor's Map #: _____

Date Completed Application Received: _____ Date of Hearing: _____

Date of Decision: _____ Commission Signature: _____

☐ Certificate of Appropriateness ☐ Certificate of Non-applicability ☐ Certificate of Hardship

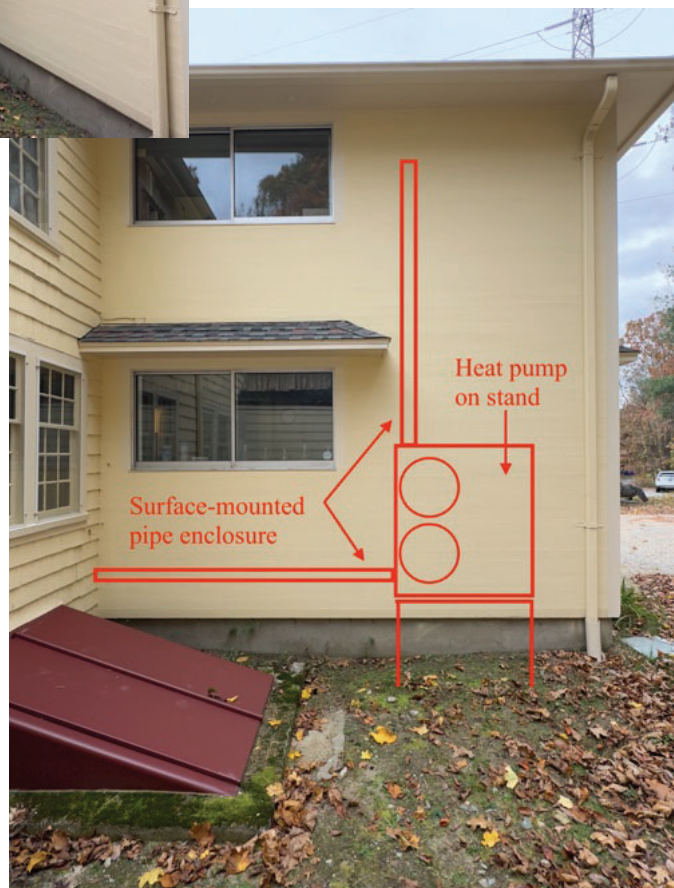
Project Scope

Replace the existing oil and electrically based HVAC system with a new heat pump-based system while improving the comfort in underserved areas of the building.

- Remove the ground-mounted cooling-only condensing unit and associated exposed piping electrical.
- Add a new stand-mounted heat pump unit with new electrical and piping enclosed in a cream colored case secured to the side the building.



Rear east-facing façade with old equipment



Rear south-facing façade with new equipment

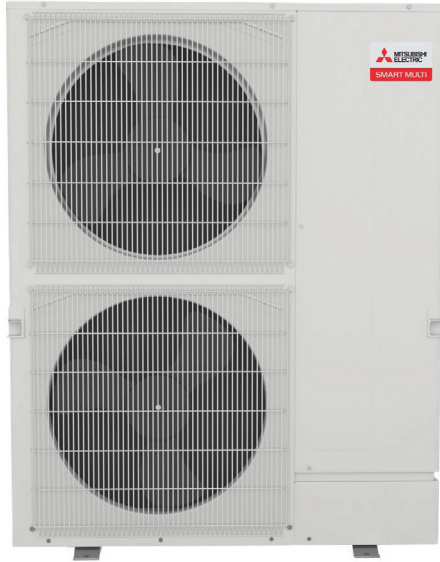
MXZ-SM60NAM2 5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name: **Wayland Historical Society, 12 Cochituate Road, Wayland, MA 01778**

System Reference:

Date: **April 30, 2024**



FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Optional base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 58 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-SM60NAM2

Cooling ¹ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	60,000 // 60,000 // 60,000 60,000 // 60,000
	Rated Capacity	BTU/H	60,000 // 60,000 // 60,000 60,000 // 60,000
	Minimum Capacity	BTU/H	25,600 // 25,600 // 25,600 25,300 // 25,000
	Maximum Power Input	W	4,515 // 5,088 // 5,660 5,143 // 5,770
	Rated Power Input	W	4,515 // 5,088 // 5,660 5,143 // 5,770
	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9 98.9, 98.9 // 98.9, 98.9
Heating at 47°F ² (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	66,000 // 66,000 // 66,000 66,000 // 66,000
	Rated Capacity	BTU/H	66,000 // 66,000 // 66,000 66,000 // 66,000
	Minimum Capacity	BTU/H	31,000 // 31,000 // 31,000 28,700 // 26,400
	Maximum Power Input	W	4,720 // 5,205 // 5,690 5,205 // 5,690
	Rated Power Input	W	4,720 // 5,205 // 5,690 5,205 // 5,690
	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9 98.9, 98.9 // 98.9, 98.9
Heating at 17°F ³ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	65,000 // 65,000 // 65,000 65,000 // 65,000
	Rated Capacity	BTU/H	41,500 // 41,000 // 40,500 41,000 // 40,500
	Maximum Power Input	W	8,285 // 8,908 // 9,530 8,680 // 9,075
	Rated Power Input	W	4,195 // 4,473 // 4,750 4,473 // 4,750
Heating at 5°F ⁴ (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	46,500 // 46,500 // 46,500 46,500 // 46,500
	Maximum Power Input	W	6,815 // 7,195 // 7,575 7,195 // 7,575
Efficiency (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static) Mix (High-static) // Ducted (High-static))	SEER2		20.0 // 18.5 // 17.0 17.75 // 15.5
	EER2 ¹		13.3 // 11.95 // 10.6 11.85 // 10.4
	HSPF2 (IV)		10.5 // 9.75 // 9.0 9.55 // 8.6
	COP at 47°F ²		4.1 // 3.75 // 3.4 3.75 // 3.4
	COP at 17°F at Maximum Capacity ³		2.3 // 2.15 // 2.0 2.2 // 2.1
	COP at 5°F at Maximum Capacity ⁴		2.2 // 2.15 // 2.1 2.0 // 1.8
	ENERGY STAR® Certified		Yes // Yes // No No // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	40 (50)
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size (Indoor - Outdoor)	AWG	6
	MCA if Branch Box Powered by Outdoor Unit	A	46.0
	MOCP if Branch Box Powered by Outdoor Unit	A	55
	MCA without Branch Box or Branch Box Powered Separate	A	36
	MOCP without Branch Box or Branch Box Powered Separate	A	50
	Fan Motor Full Load Amperage	A	0.8+0.8

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A when 1 or more PLA-A·EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

SPECIFICATIONS: MXZ-SM60NAM2

Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	4,875 / 4,555
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	58
	Sound Pressure Level, Heating ²	dB(A)	59
	Compressor Type		Hermetic
	Compressor Model		ANB52FYDMT
	Compressor Motor Output	kW	3.9
	Compressor Rated Load Amps	A	19
	Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	oz.	FVC68D // 78
	Base Pan Heater		Optional (PAC-SJ20BH-E)
	Unit Dimensions	W: In. [mm]	41-11/32 [1,050]
		D: In. [mm]	13 [330]
		H: In. [mm]	52-11/16 [1,338]
Package Dimensions		W: In. [mm]	43 [1,090]
		D: In. [mm]	18 [450]
		H: In. [mm]	57 [1,430]
Unit Weight		Lbs.[kg]	302 [137]
		Lbs.[kg]	326 [148]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum) ³	°FDB	115 / 5°C
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	°FDB	59 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-24 / -14
Refrigerant	Pre-Charged Refrigerant Amount	Lbs, oz	11.0, 4.0
Indoor unit connection	Maximum Number of Connected IDU with Branch Box		8 (6) ^A
	Maximum Number of Connected IDU without Branch Box		12
	Minimum Connected Capacity with Branch Box		12,000
	Minimum Connected Capacity without Branch Box		30,000
	Maximum connected capacity		78,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	In.[mm]	3/4 [19.05]
	Total Piping Length when using Branch Box	Ft. [m]	492 [150]
	Total Piping Length without Branch Box	Ft. [m]	492 [150]
	Maximum Height Difference ^B , ODU above IDU	Ft. [m]	164 [50]
	Maximum Height Difference ^B , ODU below IDU	Ft. [m]	131 [40]
	Maximum Height Difference ^B , between branch boxes	Ft. [m]	49 [15]
	Maximum Height Difference between IDU and IDU without branch box	Ft. [m]	49 [15]
		Ft. [m]	49 [15]
	Maximum Piping Length between ODU and Branch Box	Ft. [m]	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]
	Maximum Number of Bends for IDU		15

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
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Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

^AApplications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A when 1 or more PLA-A-EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

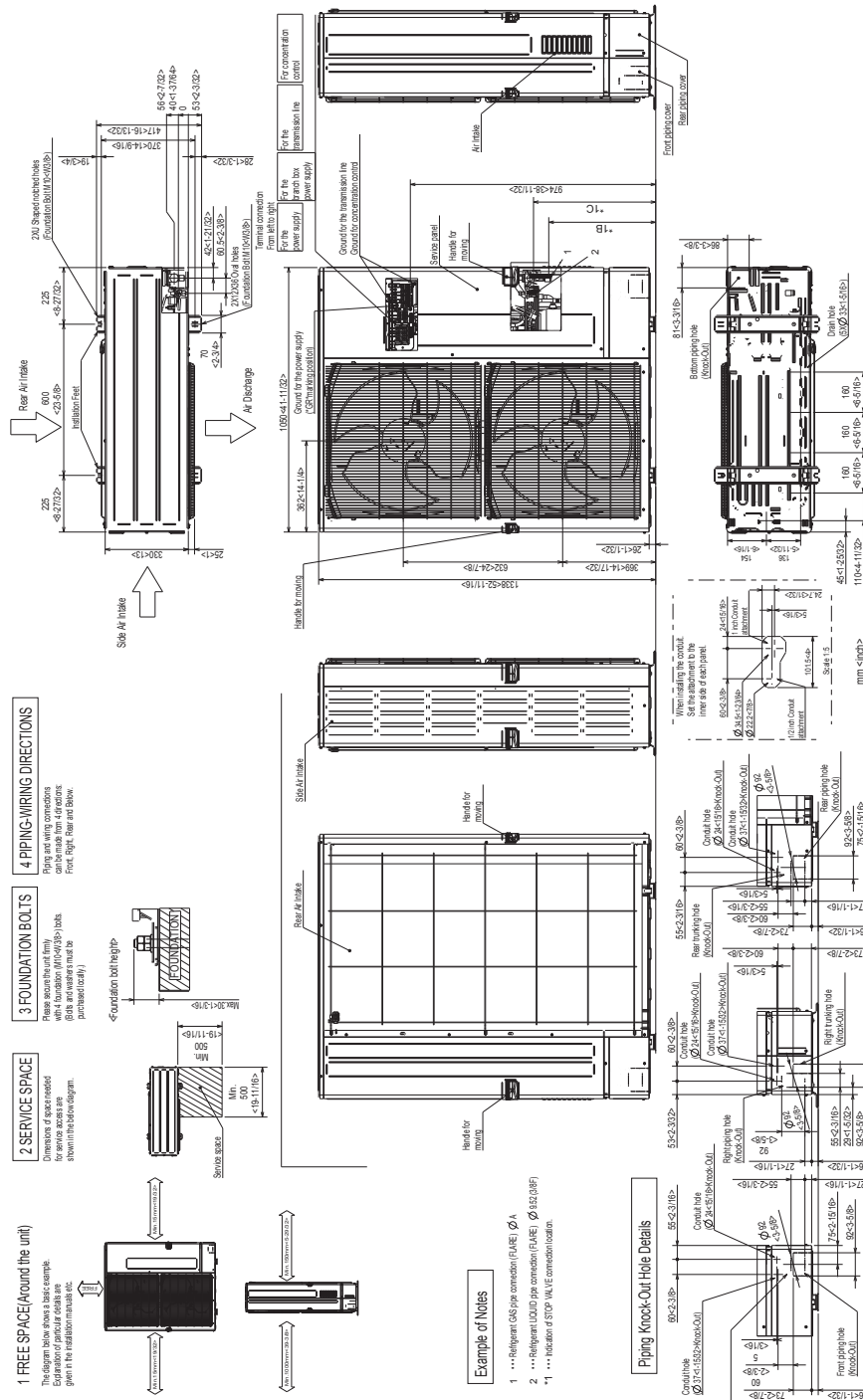
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

OUTDOOR UNIT ACCESSORIES: MXZ-SM60NAM2

Air Deflector	Vertical Air Deflector	ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Branch Box	3 Port Branch Box	PAC-MKA32BC
	5 Port Branch Box	PAC-MKA52BC
	Branch Box Enclosure	BBE-1
Centralized Drain Pan	Central Drain Pan	PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Control/Service Tool	Maintenance Tool Interface	PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	MSDD-50BR-E
	Flare Connection	MSDD-50AR-E
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	ULTRILITE2
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Optional Defrost Heater	PAC-SJ20BH-E
Port Adaptor	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 1/4" x 3/8"	PAC-493PI
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Stand	18" Dual Fan Stand	QSMS1802M
	24" Dual Fan Stand	QSMS2402M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1202M
Wind Baffle	Front Wind Baffle	WB-PA3 (two pieces are required)

OUTDOOR UNIT DIMENSIONS: MXZ-SM60NAM2

Unit: mm
<inch>

MODEL NAME	DIMENSION A	DIMENSION B	DIMENSION C
MXZ-SW63NAHIZ	15.88 (50F)	426 <16-2532>	485 <19-332>
MXZ-SW22NAHIZ	15.88 (50F)	426 <16-2532>	485 <19-332>
MXZ-SW48NAHIZ	15.88 (50F)	426 <16-2532>	485 <19-332>
MXZ-SW60NA	19.05 (34F)	393 <15-1532>	450 <17-2332>
MXZ-SW63NA	15.88 (50F)	426 <16-2532>	485 <19-332>
MXZ-SW84NA	15.88 (50F)	426 <16-2532>	485 <19-332>

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



Section 8: Review authority of commission over certain categories of buildings, structures or exterior architectural features limited; authorization

Section 8. (a) Any city or town may provide in the ordinance or by-law establishing a district or in any amendment thereof that the authority of the commission shall not extend to the review of one or more of the following categories of buildings or structures or exterior architectural features in the historic district, and, in this event, the buildings or structures or exterior architectural features so excluded may be constructed or altered within the historic district without review by the commission:

(1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the commission may reasonably specify.

(2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.

(3) Walls and fences, or either of them.

(4) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.

(5) The color of paint.

(6) The color of materials used on roofs.

(7) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than twelve square feet in area, consist of letters painted on wood without symbol or trademark and if illuminated is illuminated only indirectly; or either of them.

(8) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.MGL

(b) A commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (a), if the provisions of the ordinance or by-law do not limit the authority of the commission with respect thereto, may be constructed or altered without review by the commission without causing substantial derogation from the intent and purposes of this chapter.

(c) A city or town may provide in its ordinance or by-law, or in any amendment thereof, that the authority of the commission shall be limited to exterior architectural features within a district which are subject to view from one or more designated public streets, public ways, public parks or public bodies of water, although other portions of buildings or structures within the district may be otherwise subject to public view, and, in the absence of such provision of the ordinance or by-law, a commission may determine from time to time after public hearing that the authority of the commission may be so limited without substantial derogation from the intent and purposes of this chapter.

(d) Upon request the commission shall issue a certificate of nonapplicability with respect to construction or alteration in any category then not subject to review by the commission in accordance with the provisions of paragraph (a), (b) or (c).



WAYLAND
DEPOT
1891

THE
WAYLAND DEPOT
LOCAL AND GLOBAL ARTISANS

JLG LIFT



THE SEABURY DEVIL

GROUT-HEARD HOUSE
CIRCA 1780
WAYLAND HISTORICAL SOCIETY