



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
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December 14th, 2021 Agenda

One may watch or participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law.

This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

Everyone in attendance must adhere the Town of Wayland's new mask requirement dated August 11, 2021 <https://www.wayland.ma.us/home/news/august-11-2021-announcement-covid-19-update-and-new-mask-requirement-wayland-town>

A public hearing will be held on Tuesday December 14th, 2021 at 7:00pm in-person and remotely on the following application(s) at the time indicated:

7:00 p.m.

- Public Comment
- Review/Accept Minutes: **October 12th, 2021**
- Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

- 7:10 p.m. **Continued:** Application of **Michael Staiti, Trustee Wayland Municipal Affordable Housing Trust on behalf of the Wayland Municipal Affordable Housing Trust**; for a comprehensive permit pursuant to G.L. Chapter 40B filed for the development of one Local Initiative Program (LIP) rental unit generally consistent with the standards for affordable housing. Proposed single family dwelling to be constructed on an existing parcel of land already improved with an “affordable” single family dwelling that is assigned the 11 Hammond Road address. The property is assigned street address **12 Hammond Road** which is in the R-20 Zoning District. **Case #21-29** (Cont. 11.9.2021).
- 7:15 p.m. Application of **Ted Gowdy, Gowdy Group Design Build, LLC on behalf of Lisa and Travis Ahern (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2nd floor addition in a conforming location on a preexisting non-conforming lot (insufficient lot area and frontage) that increases the gross floor area by more than 20% under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, §§ 198-401.1.2, 401.1.1.3, Articles 7, 8, and §198 Attachment 1 Table of Dimensional Requirements. This property is located at **3 Timber Lane** which is in the R-30 Zoning District. **Case #21-31**.
- 7:30 p.m. **Continued:** Application of **Comolli Construction and Development, Inc. on behalf of Mike and Brie Lemire (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct additions in a conforming location on a preexisting non-conforming lot (insufficient lot area and frontage) that increases the gross floor area by more than 20% under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, §§ 198-401.1.2, 401.1.1.3, Articles 7, 8, and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **19 Parkland Drive** which is in the R-20 Zoning District. **Case #21-30** (Cont. 11.9.2021).

At the conclusion of the hearings on the aforementioned applications, the Board may then meet for the purpose of deciding on or deliberating toward a decision on any applications previously heard by it and to which no decision has yet been filed or any other public business before the Board.

BOARD OF APPEALS
Aida Gennis, Thomas White, Jim Grumbach, Shaunt Sarian
Evans Huber, Joshua Wernig, Adam Hirsh