



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
FAX: (508) 358-3606

April 12th, 2022 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 April 12th, 2022 at 7:00pm in-person and remotely on the following application(s) at the time indicated:

7:00 p.m.

- **Public Comment**
- ***Town Report on status of school bus parking at 41 Cochituate road (Town Building) as controlled by ZBA decision 21-26***
- **Review/Accept Minutes; December 14th, 2021, January 11th, 2022**
- **Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.**

- 7:05 p.m. Application of **Robert Lavin (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to modify/change an existing permitted office use with an approved site plan to permit a proposed "...convenience type retail food..." use under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Articles 2, 4, 6, 8 and §198 Attachment 3 Table of Permitted Principal Uses. The property is located at **328 Old Connecticut Path** which is in the R-20 and Aquifer Protection Overlay Zoning Districts. **Case #22-03.**
- 7:20 p.m. Application of **Laura Coots Daras (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an addition in the front and side yard setbacks on a preexisting nonconforming lot (insufficient square footage and frontage) on a preexisting nonconforming single family dwelling (encroachment front and side yard setback) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, Articles 4, 7, 8, 703.2 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **9 Wallace Road** which is in the R-20 Zoning District and Aquifer Protection Overlay District. **Case #22-04.**
- 7:35 p.m. Application of **BBRG TR, LLC dba Coach Grill of Wayland on behalf of Hamlin & CO LLC (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to permit outdoor seating related to the existing restaurant use and to modify/change an existing site plan as required to include the same under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to Articles 2, 4, 6, 8 and §198 Attachment 3 Table of Permitted Principal Uses. The property is located at **55 Boston Post Road** which is in the R-40 Zoning District. **Case #22-05.**

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, Kevin Fitzpatrick