



TOWN OF WAYLAND  
MASSACHUSETTS  
01778  
BOARD OF APPEALS

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3600  
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**4.12.2021 Revised Agenda**  
**(revision of 4.8.2021 revised agenda)**

\*In compliance with the revised Open Meeting Law requirements, we will live stream the meeting via Zoom as well as WayCAM (Channel Comcast 8 Verizon 37). The Zoom meeting can be accessed using the following link:

Zoom Link:

<https://zoom.us/j/99400306208?pwd=U1pXcWFla3AwbkJlZzRGTGp3bzczUT09>

Password: 791698

Public Comment will be received either through Zoom\*\* or by phone at 508-358-6814 for this meeting. The phone number will be active during the public comment portion of the meeting. Thank you in advance for your patience. We intend to address all calls that come in during the Public Comment period.

In addition to being live streamed, WayCam will record the meeting and this recording will be made available to the public as soon after the meeting as is practicable. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.

\*\*To make a public comment via Zoom, perform a virtual "hand raise". The meeting moderator will contact you via a chat message to acknowledge your request and will inform the chair of your request to comment. Instructions for performing a virtual "hand raise" can be found at <https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-In-a-webinar>

**A public hearing will be held on Tuesday April 13<sup>th</sup>, 2021 at 7:00pm remotely on the following application(s) at the time indicated:**

7:00 pm      -Public Comment  
                  -Review/Accept Minutes: **March 9<sup>th</sup>, 2021**  
                  -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

- 7:00 p.m. Application of **Joe Bertola (owner) by Eric Goldberg (Attorney/ Agent)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to reconstruct a single family dwelling on a preexisting nonconforming foundation (side yard/ ROW setbacks) with a new carport that will then exceed lot coverage on a nonconforming lot (insufficient frontage and square footage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, 401.1.3 703, Article 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **119 Dudley Road** which is in the R-20 Zoning District and Aquifer Protection District. **Case #21-03.**
- 7:05 p.m. Application of **John Maccini for Mary Ann Borkowski (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to continue construction under a building permit of the nonconforming portion of the altered roof assembly (side yard setbacks) on a completely reconstructed preexisting nonconforming single family dwelling (front and side yard setbacks) on a preexisting nonconforming lot (insufficient frontage and square footage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, Articles 4, 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **251 Lakeshore Drive** which is in the R-20 and Aquifer Overlay Zoning Districts. **Case #21-04.**
- 7:15 p.m. Application of **Wayland Swimming & Tennis Club, Inc.** for any necessary approvals, special permits, variances and/or amendments as may be required to extend previous ZBA Decisions; including but not limited to, Decision Nos. 94-5, 97-21, 01-51, 03-09, 04-16, 05-21, 06-32, 10-16, 11-34, 12-09, 15-06, 16-08 and 20-10 to extend the term of the special permit 5 years under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 802-Table of Permitted Principal Uses by District (Use #21). The property is located at **228 Glezen Lane**, which is in the **R-60 Single Residence District** and **Aquifer Protection District**. **Case #21-05.**
- 7:30 p.m. Application of **Louise Miller (Town Administrator) on behalf of the Town of Wayland (owners)**; for any necessary approvals; including but not limited to Site Plan Approval, findings, special permits, and/or variances as may be required in order to construct an illuminated multi-use rectangular artificial turf athletic field with parking under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, 401.1.2, 501.2, Article 6 Site Plan Approval, 603.2, Articles 7, 8 and the Tables of Dimensional Requirements and Uses. The property is located at **412 Commonwealth Road** which is in the R-30 Zoning District. **Case #21-02 (Cont. 3/9/2021).**
- 8:00 p.m. Application of **Carlos Ferreira (PE) on behalf of Mark Seto (owner) and Mark Kablack (attorney/agent)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish an existing single family dwelling and construct a new single family dwelling with an attached 2 bay garage on a preexisting nonconforming lot (insufficient square footage) 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 201, 203, 401.1.3, 401.1.3.1, 401.1.3.2, Articles 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **20 Dean Road** which is in the R-30 Zoning District. **Case #21-06.**

8:15 p.m. Application of **Peter Barbieri (attorney/agent) on behalf of John Warren (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct vertical and horizontal additions on a preexisting primary use dwelling unit (lot includes apparent preexisting nonconforming 2<sup>nd</sup> dwelling use) that increases the gross floor area of that same unit by more than 20% that under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, 401.1.2, 401.1.3, 401.1.3.1, 401.1.3.2, Articles 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **3 Amey Road** which is in the R-20 Zoning District. **Case #21-07.**

8:30 p.m. Application of **Weston Development Company (owner) by David Himmelberger (Attorney/ Agent)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to continue construction under a building permit of the nonconforming portion of the roof assembly (as built not in accordance with ZBA approved plans and in front yard setbacks) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, Articles 4, 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **51 Riverview Circle** which is in the R-20, Floodplain, Federal Flood Protection, Watershed Protection and Aquifer Overlay Zoning Districts. **Case #21-08.**

**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, David Katz, Jim Grumbach, Shaunt Sarian  
Evans Huber, Robert Farrington, Joshua Wernig