



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

May 12th 2021 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 Wednesday May 12th, 2021 at 7:00pm remotely on the following application(s) at the time indicated:

- 7:00 p.m. -Public Comment
 -Review/Accept Minutes: **April 13th, 2021**
 -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.
- 7:00 p.m. Continued case(s).

- 7:30 p.m. Application of **Ari Zivyon (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct horizontal additions, one of which is on an existing conforming attached garage/single family dwelling on a conforming lot that creates both side and front yard encroachments under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, Articles 4, 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **18 Bayfield Road** which is in the R-20 and Aquifer Overlay Zoning Districts. **Case #21-09.**
- 7:45 p.m. Application of **Robert and Joan Harris (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct both horizontal and vertical additions in a conforming location to an existing detached single family dwelling on a preexisting nonconforming lot (insufficient frontage) that is currently improved with 3 dwelling units and 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, §198 Attachment 1 Table of Dimensional Requirements and Attachment 3 Table of Permitted Uses. The property is located at **34 Pemberton Road** which is in the R-20 Zoning District. **Case #21-10.**
- 8:00 p.m. Application of **Megan and Benjamin Damm as authorized by Lori and Jack Crimmins (current owners)** for any necessary approvals, special permits, variances and/or amendments as may be required to amend ZBA Decision #96-23 to permit current owners to transfer special permit to applicants under the Town of Wayland Zoning By-Laws Chapter 198. The property is located at **62 West Plain Street**, which is in the R-20 Single Residence District. **Case #21-11.**
- 8:15 p.m. Application of **Jeremy Suratt (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a mudroom with porch addition to a preexisting nonconforming attached garage/dwelling where the porch increases the side yard encroachment on a preexisting nonconforming lot (insufficient frontage) 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, 703.2, Article 8, §198 Attachment 1 Table of Dimensional Requirements. The property is located at **11 Davelin Road** which is in the R-40 and Aquifer Overlay Zoning Districts. **Case #21-12.**
- 8:30 p.m. Continued case(s).

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