



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

May 25th 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=U1pXcWF1a3AwbkJlZzRGTGp3bzczUT09>

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 25th, 2021 at 7:00pm remotely on the following application(s) at the time indicated:

- 7:00 p.m. -Public Comment
 -Review/Accept Minutes
 -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

- 7:00 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, 4/13/2021, 5/12/2021).
- 7:30 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** (Cont. 4/13/2021, 5/12/2021).
- 7:45 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** (Cont. 4/13/2021, 5/12/2021).

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