



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

June 22nd 2021 Agenda

This meeting/hearing of the Zoning Board of Appeals will be held in-person at the location provided on this notice. Members of the public are welcome to attend this hybrid meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

The Zoom meeting can be entered using the link and password below.

LINK: <https://zoom.us/j/99400306208?pwd=U1pXcWF1a3AwbkJlZzRGTGp3bzcZUT09>

PW: 791698

*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-Raisingyour-hand-In-a-webinar>

A public hearing will be held on Tuesday June 22nd, 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 **Brown Family Farms, LLC (Owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an Agricultural Use barn on a preexisting nonconforming lot (insufficient frontage) under MGL 40 A §3 and the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Articles 4, 7 and 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **265 Concord Road** which is in the **R-60 and Aquifer Protection Zoning Districts. Case #21-15.**
- 7:15 p.m. Application of **Comolli Construction and Dev Inc. on behalf of Julia Kenney (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a vertical addition on a single family dwelling located on a preexisting nonconforming lot (insufficient frontage and lot 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, 401.1.2, 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 **16 Maguire Road** which is in the **R-20 Zoning District. Case #21-16.**
- 7:30 p.m. Application of **Thomas Milani and Jacqueline Wogan, (owners) with Steven Allen (Esq)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a vertical addition on a preexisting nonconforming single family dwelling (yard setbacks) located on a preexisting nonconforming lot (insufficient 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 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 **63 Moore Road** which is in the **R-40 Zoning and Aquifer Protection Districts. Case #21-17.**
- 7:45 p.m. Application of **Matthew O. and Allisa B. Herigstad (owners)**; 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 nonconforming dwelling (yard setbacks) on a preexisting nonconforming lot (insufficient frontage and lot 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, 401.1.2, 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 **23 Lake Road** which is in the **R-20 Zoning District. Case #21-14.**

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, Joshua Wernig