



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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July 13th 2021 Revised Agenda

(this revises the Agenda posted on June 29th at 11:35am)

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 July 13th, 2021 at 7:00pm in-person and 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, 5/25/2021).
- 7:15 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.** (Cont.4/13/2021, 6/8/2021)
- 7:30 p.m. Application of **Adam T. and Dawn M. Curry (owners) and agents Peter R. Barbieri, Esquire, Fletcher Tilton PC**, for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 car detached residential accessory building on a conforming lot accessory to an existing conforming single family dwelling with an attached 3 car garage where the accessory building is less than 55' from the ROW setback under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, 706.1, Article 8 and §198 Attachments 1 Table of Dimensional Requirements and 5 Table of Permitted Accessory Uses. The property is located at **1 Appletree Lane** which is in the R-60 and Aquifer Overlay Zoning Districts. **Case #21-18.**
- 7:45 p.m. Application of **Lexington Holdings, LLC (applicant), Stamski and McNary, Inc. (agent) on behalf of Wang Chih Chiang (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish an existing conforming single family dwelling on a preexisting nonconforming lot (insufficient frontage) and to construct a new single family dwelling with an attached garage in a conforming location 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, §198 Attachment 1 Table of Dimensional Requirements and Attachment 3 Table of Permitted Uses. The property is located at **65 Moore Road**, which is in the R-40 and Aquifer Protection Zoning Districts. **Case #21-19.**

8:00 p.m. Application of **Amy Bauman, (green Goat) as authorized by Sally Foley and Scott, Gary, and Bruce Sweeney (owners)** for any necessary approvals, special permits, variances and/or amendments as may be required to permit applicant to use a residential property for a non-profit “used building material shop” under the Town of Wayland Zoning By-Laws Chapter 198. The property is located at **357 Commonwealth Road** which is in the R-30 Single Residence District. **Case #21-20.**

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