 AMENDED AGENDA

TOWN OF WAYLAND

MASSACHUSETTS

01778

# BOARD OF APPEALS

TOWN BUILDING

41 COCHITUATE ROAD

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A public hearing will be held on Tuesday AUGUST 21, 2018 at the TOWN BUILDING, 41 COCHITUATE ROAD, WAYLAND on the following application(s) at the time indicated:

7:00 p.m. **-Public Comment**

 **-Review/Accept Minutes 05/22/18,** **06/12/18, 6/19/18, 6/26/18, 6/28/18, 7/11/18, 7/24/18,**

 **-Topics not reasonably anticipated by the Chair 48 hours in**

 **advance of the meeting, if any.**

7:00 p.m. Review for selection of Peer Review in reference to Case# 18-01

7:15 pm Application of **Cellco Partnership d/b/a Verizon Wireless**, the applicant for any necessary approvals, findings, special permits and/or variances as may be required in order to locate a wireless communications facility on a nonconforming lot (less than 120’ of frontage) with a nonconforming use (existing membership club) owned by Wayland Rod and Gun Club, Inc. under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 104.2, 201, 203, 401.1.2, 401.1.3; Article 6 Site Plan Approval; Article 8, Table of Dimensional Requirements; Attachment 3 Table of Permitted Principal Uses; Attachment 5 Table of Permitted Accessory Uses and Article 16 Aquifer Protection District. The property is located at **4 Meadow View Road** which is in a R-20 Single Residence District and Aquifer Protection District. **Case# 18-01** (Cont’d from 1/23/18, 5/8/18, 6/26/18, and 7/24/18)

7:30pm Application of **Daniel C. Hill**, the owner and applicant for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 story addition to an existing single family dwelling and to construct a 2 story residential accessory building greater than 175 square feet that increases the gross floor area by more than 20% on a nonconforming lot (insufficient lot square footage and frontage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 104.2, 201, 203, 401.1.2, 401.1.3, Article 7 and the Table of Dimensional Requirements,198 Attachment 1.The property is located at **25 Bow Road** which is in an R-30 Single Residence district and Aquifer Overlay district. **Case #18-16**

7:45pm Application of **Windsor Place LLC** for a comprehensive permit pursuant to G.L. Chapter 40B filed for twelve (12) rental units, of which not less than 25% or three (3) units shall be restricted as affordable for low or moderate income persons or families, to be constructed on the property located at **24 School Street**, containing 37,865 SF +/- of land area. This property is located in a R20 Single Residence District as shown on Assessors’ Map 52, Parcel 189. **Case #17-17** (cont’d from 8/3/17, 9/7/17, 10/2/17, 11/7/17, 12/12/17, 1/29/18, 3/20/18, 5/8/18, 6/12/18, and 6/19/18, 07/24/18)**.**

* + Finalize discussion with applicant, ZBA and Conservation regarding payment of Nover-Armstrong peer review.
	+ Resolution to open issues with Mounding Analysis, Plans and Supporting Documents.
	+ Begin discussion of possible decision and conditions
	+ Economic review if any conditions claimed uneconomic
	+ Clean up loose ends
	+ Begin framework of draft decision

8:00pm Executive Session pursuant to G.L. c. 30A, Section 21(a)(1), the Board will convene an executive session to discuss and Open Meeting Law Complaint - Review, discussion and response to Open Meeting Law Complaint filed by George Harris dated July 24, 2018.

**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

Jonathan Sachs, Aida Gennis, Thomas White, David Katz, Jim Grumbach, Shaunt Sarian.