

**MEETING NOTICE**  
**TOWN OF WAYLAND**

*(As required by MGL Chapter 30A, sections 18-25)*

*Please email all meeting notices to [townclerk@wayland.ma.us](mailto:townclerk@wayland.ma.us)*

**Town Clerk Date Stamp**

**Board/Committee Name: Wayland Zoning Board of Appeals**

**Day/Date: Tuesday December 13<sup>th</sup>, 2022**

**Time of Meeting: 7:00 p.m.**

**Location: Wayland Town Building**

**AGENDA**

**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**BOARD OF APPEALS**

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

**December 13<sup>th</sup>, 2022 Agenda**

**(This revises the agenda posted on December 9, 2022 at 12:08pm)**

One may watch or participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance (if allowed), or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

Everyone in attendance should be aware that face masks are now optional for Town Buildings according to the new Face-Covering Guidance dated February 24<sup>th</sup>, 2022. <https://www.wayland.ma.us/home/news/face-masks-optional-town-buildings>

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

**~~Review/Accept Minutes: November 11<sup>th</sup>, 2022~~**

**-Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.**

- 7:05 p.m. Application of **Denys Vunov** for any necessary approvals, findings, special permits and/or variances as may be required in order to renovate existing structure to create additional living space and increase 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, Articles 4, 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **42 Riverview Circle** which is in the R-20 Zoning District. **Case #22-28.**
- 7:15 p.m. Application of **Matthew Roth on behalf of Diane Seol and Travis Bojorquez** for any necessary approvals, findings, special permits and/or variances as may be required in order to amend existing building permit #20210314 and finish space above garage to add kitchen and bathroom areas 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 **19 Training Field Road** which is in the R-40 Zoning District. **Case #22-29.**
- 7:25 p.m. **Informal discussion by Forge** (Company) to renovate the existing footprint of 12 single-family homes located on Launcher Way and Oxbow Road situated on a presumed pre-existing nonconforming lot. The property address is registered at **96 Oxbow Road**, which is in the R-60 Zoning District.

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, Jim Grumbach, Shaunt Sarian, Joshua Wernig, Adam Hirsh,  
Kevin Fitzpatrick, Doug Levine