



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

*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=U1pXcWFJa3AwbkZlZzRGTGp3bzczUT09>
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 Tuesday January 12, 2021 at 6:00pm remotely on the following application(s) at the time indicated:

- 6:00 pm -Public Comment
 -Review/Accept Minutes **November 17, 2020**
 -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.
- 6:00 pm Application of **the Town of Wayland (owners)**; to amend the Zoning Board of Appeals Special Permit and Site Plan Approval Decision (see 2000 Site Contingency Plan, ZBA Decisions 98-46 and 78-9) or in the alternative seek any approvals, findings, special permits and/or variances as may be required to grant temporary and conditional permits for any nonconforming uses, buildings and

structures incidental to the future development of the site as approved by the Town (see §198-201.1.2 of Town zoning) The current proposal is to amend the Town Hall Traffic circulation flow pattern, parking and to now use the Route 27 entrance as a one-way access on the existing paved area with no proposed increase to the impervious surface of the site. The application will improve handicapped accessibility. The property is located at **41 Cochituate Road** which is in the R-30 Zoning, portions of the site being located in the SFHA, Flood Plain and Wayland Center Historic Districts. **Case #20-19.** (cont.11/17/2020)

6:15 pm Application of **James Seaborg (owner/applicant)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to raze a preexisting nonconforming one story single family dwelling on a preexisting nonconforming lot (insufficient square footage & frontage) and reconstruct a two story single family dwelling 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, Article 4 and Article 17 as applicable. The property is located at **23 Alpine Road** which is in the R-40 Zoning District, Floodplain and Aquifer Protection Districts. **Case #20-20.** (Cont. 12/8/2020)

6:30 pm Application of **Ted Gowdy/ the Gowdy Group, LLC on behalf of Josh Gravlin and Lynda Maryanski (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 story addition on a pre-existing nonconforming two story single family dwelling with an attached garage (encroachment side yard setback) on a preexisting nonconforming lot (insufficient frontage) that increases the gross floor area by more than 20% and further encroaches into the side yard setback under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, Article 4, 703.2 , Article 8 and 198 Attachment 1 Table of Dimensional Requirements as applicable. The property is located at **42 Pequot Road** which is in the R-30, R-40 Zoning Districts and Aquifer Protection Districts. **Case #20-22.**

6:45 pm Application of **Christo Angelov and Irene Koulinska (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an apparent conforming second floor addition on an apparent conforming single family dwelling that is 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, Articles 8 and §198 Attachment 1 Table of Dimensional Requirements. The residential structure and property is located at **242 Concord Road** which is in the R-40 Zoning District and Aquifer Protection Districts. **Case #20-23.**

7:00 pm Executive session to give Cascade project update.

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