

TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS
Posted in accordance with the provisions of the Open Meeting Law

NAME OF BOARD/COMM: ZONING BOARD OF APPEALS
FILED BY: APRIL LESHORE
DATE OF MEETING: DECEMBER 8, 2020
TIME OF MEETING: 6:00 PM
PLACE OF MEETING: Remote- ZOOM

*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=U1pXcWFia3AwbkJIZzRGTGp3bzczUT09>
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>

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturdays, Sundays, and legal holidays. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in an adequate amount of time.

A public hearing will be held on Tuesday December 8, 2020 remotely on the following application(s) at the time indicated:

6:00pm -Public Comment
-Review/Accept Minutes: **September 29, 2020 & October 13, 2020**
-Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

6:00 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.

6:15 pm Application of **Comolli Construction and Development, Inc. on behalf of Christine Burgess and Lisa McNamara (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a second floor addition on a preexisting nonconforming single family dwelling (setback encroachment) that is located on a preexisting nonconforming lot (insufficient 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, Articles 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **1 Maguire Road** which is in the R-20 Zoning District. Case #20-21.

6:30 pm New application of **WP East Acquisitions, LLC by Nutter McClennen & Fish LLP (Agent)** for any necessary approvals; including but not limited to Site Plan Approval, findings, special permits, modifications to, and/or variances as may be required in order to develop up to a maximum 218-unit multi-family residential project, associated parking and infrastructure on a conforming 359, 286 sf parcel owned by the Town of Wayland under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Article 25 River's Edge Housing Overlay District, Sections 104.2, 201, 203, 401.1.2, 504, Article 6 Site Plan Approval, Article 8 and the Tables of Dimensional Requirements and Uses. The property is located at **490 Boston Post Road** which is located in the River's Edge Housing and Municipal Services Overlay Districts and the Wireless Communications Services District with a portion of the lot in the R-40, Refuse Disposal and Floodplain Districts. **Case #19-13.** (Cont.11/12/19, 12/3/2019).

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

Jim Grumbach, Aida Gennis, Thomas White, David Katz, Shaunt Sarian,
Bob Farrington, Evans Huber, Joshua Wernig