

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: MANNY OLIVER
DATE OF MEETING: July 28th, 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:

<https://zoom.us/j/97804468203?pwd=RDZYWTJoemppTFpuVS9Ra1laWm5wUT09> Password 599140

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 July 28th, 2020 remotely on the following application(s) at the time indicated:

6:00 pm Zoom Test for tonight's meeting

6:00pm -Public Comment
 -Review/Accept Minutes: **June 16th, 2020, June 30th, 2020, July 14th, 2020**
 -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

- 6:00 pm** Application of **Derek Trapasso (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to increase the gross floor area of an existing single family dwelling on a preexisting nonconforming lot (insufficient frontage and square footage) by more than 20% (proposed GFA increase of 54.5%) with additions (proposed North Easterly rear addition 24.9' off property line, 25' required) + Sections 104.2, 201, 203, 401.1.2, 401.1.3, 703.2, Articles 8, 16 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **26 Rolling Lane** which is in the R-40 and Aquifer Protection Zoning Districts. **Case #20-11.**
- 6:15 p.m.** Application of **Weston Development Company (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct lateral and vertical additions to a preexisting nonconforming single family dwelling that increases gross floor area by more than 20% in the floodplain under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, 401.1.3, Articles 7, 8, and 17 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **51 Riverview Circle** which is in the R-20, Floodplain, Federal Flood Protection, and Watershed Protection and Aquifer Protection Zoning Districts. **Case #20-07 (cont. 3.10.2020, 6.30.2020)**
- 6:30 p.m.** Appeal is taken from the decision of the Building Commissioner dated October 28, 2019, addressed to **Robert F. Dionisi, Jr.**. The decision of the Building Commissioner is in response to the request for enforcement contained in letter to the Building Commissioner dated October 16, 2019 regarding **4 Meadowview Road**. The property is located in the R-20 and Aquifer protection Zoning Districts. **Case #20-04 (cont. 2.25.2020)**

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