

**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 February 20<sup>th</sup>, 2024**

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

**Location: Wayland Town Building, Hybrid**

**AGENDA**

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

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

**February 20<sup>th</sup>, 2024 Agenda**

*Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate.  
All topics may be subject to deliberation and vote*

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

Pursuant to Chapter 2 of the Acts of 2023, 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.

7:00 p.m.    **-Public Comment**  
**-Review/Accept Minutes: None at this time**  
**-Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.**

The below applications are subject to the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to Articles 2, 4, 6, 8 and §198 Attachment 3 Table of Permitted Principal Uses for any necessary approvals, findings, special permits and/or variances as may be required.

- 7:00 p.m. **Continued:** Application of **Henry MacLean (applicant) on behalf of Elizabeth Demers & Ralph Pahlmeyer (owner)**; to construct a Single Family dwelling with an in-law suite within a new connecting barn/garage while remaining in existing home & utilizing existing barn during construction, existing home & barn to be removed after construction. The property is located at **23b Bayfield Road** which is in the R-20 Zoning District. **Case #23-15.** (Cont. 9.12.23, 10.10.23, 11.14.23, 12.12.23, 1.16.24)
- 7:00 p.m. **Continued:** Application of **Garrett and Pamela Stephen (owners)**; to construct a 2 car detached garage within the side yard setback. The property is located at **9 Wayside Road** which is in the R-40 Zoning District. **Case #24-01.** (Cont. 1.16.24, 2.13.24)
- 7:00 p.m. **Continued:** Application of **Patrick Burns (applicant) on behalf of Cory Welford (owner)**; to expand existing three season room/deck and increase nonconformity in rear yard setback. The property is located at **26 White Road** which is in the R-30 Zoning District. **Case #24-02.** (Cont. 1.16.24, 2.13.24)
- 7:00 p.m. **Continued:** Application of **Karan Talwar**; to construct a 2 story addition to be attached to existing 1 story garage which is within the side and rear yard setbacks which increases the gross floor area by more than 20% & a deck within the rear yard setback under the Town of Wayland Zoning By-Laws including but not limited to; §198-702, §198-401. The property is located at **14 Hill Street** which is in the R-20 Zoning District. **Case #24-03.** (Cont. 2.13.24)

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, Shaunt Sarian, Joshua Wernig, Adam Hirsh, Doug Levine,  
Hunter Perry