



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
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A public hearing will be held on Tuesday April 24, 2018 at the TOWN BUILDING, 41 COCHITUATE ROAD, WAYLAND on the following application(s) at the time indicated:

- 7:00 p.m. -Public Comment
 -Review/Accept Minutes
 -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.
- 7:00 p.m. Application of **Mr. Kenneth L. Zachmann, DDS**, the owner and applicant for any necessary approvals, as may be required to renew an earlier Special Permit per ZBA Decision No. 08-07 dated May 5, 2008 to continue the practice of dentistry and maintain an existing sign under Town of Wayland Zoning Bylaws Chapter 198 Sections 201 and 203. The property is located at **52 Cochituate Road** which is in an R-30 Single Residence district. **Case #18-06**
- 7:15 p.m. Application of **Ms. Ella Goren**, the owner and applicant for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an open wooden deck on a preexisting nonconforming single family residential structure (yard setback requirements) on a preexisting nonconforming lot (apparent insufficient frontage and 12,911 sf lot in a R-20) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 104.2, 201, 203, 401.1.2, 401.1.3 and Article 8, Table of Dimensional Requirements. The property is located at **197 Lake Shore Drive** which is in an R-20 Single Residence district and Aquifer Protection district. **Case #18-07**
- 7:30 p.m. Application of **Meg and Mike Gargano**, the owners and applicants for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an addition connecting the existing dwelling to an existing accessory structure and increasing the gross floor area by more than 20 % on a preexisting nonconforming lot (insufficient lot sf and frontage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 104.2, 201, 203, 401.1.2, 401.1.3 and Article 8, Table of Dimensional Requirements. The property is located at **10 Westway Road** which is in an R-40 Single Residence district. **Case #18-08**
- 7:45 p.m. Application of **Charles River Homes LLC (Manager Matt Labrie)** the owner and applicant for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 story addition that increases the gross floor area in excess of 20% of an existing single family residential structure on a preexisting nonconforming lot (18,000 sf in a R-20; insufficient frontage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 104.2, 201, 203, 401.1.2 and 401.1.3. The property is located at **28 Sunset Road** which is in an R-20 Single Residence district and Aquifer Protection district. **Case #18-09**

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

Jonathan Sachs, Aida Gennis, Thomas White, David Katz,
Jim Grumbach, Jason Drori, Linda Segal, Shaunt Sarian.