



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

A public hearing will be held on Tuesday June 26, 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 **Richard Olstein**, the owner and applicant for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish an existing nonconforming single family dwelling and reconstruct a single family dwelling in a conforming location on a proposed 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 104.2, 201, 203, 401.1.2, 401.1.3, and 401.1.6. The property is located at **33 and 37 Edgewood Road** which is in an R-20 Single Residence district. **Case #18-13**
- 7:15 p.m. Application of **Richard Wilner**, the owner and applicant for any necessary approvals, findings, special permits and/or variances as may be required to permit a 3 bay garage addition to a single family dwelling on a preexisting nonconforming lot (insufficient lot square footage) 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, 401.1.6 and Article 8, Table of Dimensional Requirements. The property is located at **33 Lakeshore Drive** which is in the R-20 Single Residence and Aquifer Protection districts. **Case #18-14**
- 7:30 p.m. Application of **Cellco Partnership d/b/a Verizon Wireless**, the applicant for any necessary approvals, findings, special permits and/or variances as may be required in order to locate a wireless communications facility on a nonconforming lot (less than 120' of frontage) with a nonconforming use (existing membership club) owned by **Wayland Rod and Gun Club, Inc.** 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; Article 6 Site Plan Approval; Article 8, Table of Dimensional Requirements; Attachment 3 Table of Permitted Principal Uses; Attachment 5 Table of Permitted Accessory Uses and Article 16 Aquifer Protection District. The property is located at **4 Meadow View Road** which is in an R-20 Single Residence District and Aquifer Protection District. **Case #18-01** (Cont'd from 1/23/18, 5/8/18)

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