



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 March 26, 2019 at the TOWN BUILDING, 41 COCHITUATE ROAD, WAYLAND on the following application(s) at the time indicated:

7:00 pm

-Public Comment

-Review/Accept Minutes February 5, 2019 and February 26, 2019

-Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

7:00 pm

Application of **Kenneth Keefe, Town of Wayland's Director of Facilities, on behalf of the Town of Wayland's Recreation Commission** for any necessary approvals; including but not limited to Site Plan Approval, findings, special permits, and/or variances as may be required in order to construct an illuminated multi-use rectangular artificial turf athletic field with parking under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, 401.1.2, 501.2, Article 6 Site Plan Approval, 603.2, Articles 7, 8 and the Tables of Dimensional Requirements and Uses. The property is located at **412 Commonwealth Road** which is in the R-30 Zoning District. **Case #18-27.** (cont.1/22/2019)

7:15 pm

Application of **Bakul Wadgaonkar and Rahul Datar** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2nd story addition that increases the gross floor area by more than 20% on a preexisting non-conforming lot (insufficient lot area) 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. The property is located at **30 Davelin Road** which is in the R-40 Zoning District and Aquifer Protection District. **Case #19-01.**

7:30pm

Application of **Doug Sacra on behalf of Anthony & Catherine Cavallo (owners)** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct lateral and vertical additions on a preexisting nonconforming single family dwelling (yard setback encroachments) on a preexisting non-conforming lot (insufficient lot area and frontage) that increase 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, Articles 7, 8 and the 198 Attachment 1. Table of Dimensional Requirements. The property located

at **28 French Avenue** which is in the R-20 Zoning District and Aquifer Protection District. **Case #19-02.**

7:45pm

Application of **Ken Chase on behalf of Matt and Megan Menner (owners)** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a lateral addition that includes a design for 2 “cars” on a conforming single family dwelling with an apparent existing accessory use design for 3 “cars” (proposed total of 5 cars) on a conforming lot under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Definition “accessory use” in Section 104.2, sections 201, 203, 401.1.2, 401.1.3, Articles 7, 8 and 198 Attachment 5 Table of Permitted Accessory Uses. The property is located at **79 Clay pit Hill Road** which is in the R-60 Zoning District and Aquifer Protection District. **Case #19-03.**

8:00pm

Application of **Windsor Place LLC** for a comprehensive permit pursuant to G.L. Chapter 40B filed for twelve (12) rental units, of which not less than 25% or three (3) units shall be restricted as affordable for low or moderate income persons or families, to be constructed on the property located at **24 School Street**, containing 37,865 SF +/- of land area. This property is located in a R20 Single Residence District as shown on Assessors’ Map 52, Parcel 189. **Case #17-17.** (Cont’d from 8/3/17, 9/7/17, 10/2/17, 11/7/17, 12/12/17, 1/29/18, 3/20/18, 5/8/18, 6/12/18, and 6/19/18, 7/11/18, 8/21/18, 9/25/18, 10/2/18, 10/9/18, 11/19/2018, 12/11/2018, 01/08/2019, 1/22/2019, 2/5/19, 2/26/19).

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,
Shaunt Sarian, Bob Farrington, Evans Huber