



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 February 11, 2020 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- **December 17, 2019**
-Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.
- 7:15 p.m.** Application of **Earl Connor (Brady-Built Sunrooms) for Jay Barboza, Farzana Rahman (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a sunroom addition to be located in the same footprint as an existing residential deck that will encroach current side yard setbacks under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, 401.1.3, 703.2, Article 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **12 Coolidge Road** which is in the R-60 Zoning District. **Case #20-01.**
- 7:30 p.m.** Application of **Brandon Barnes (J. Wood Contracting) for Chiun Kwan Chau (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a detached single bay garage to be located in the same footprint as a pre-existing non-conforming detached accessory building on a pre-existing non-conforming lot (insufficient frontage and lot square footage) that will continue lines of encroachment (in the vertical) related to rear and side yard setbacks 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 §198 Attachment 1 Table of Dimensional Requirements. The property is located at **44 Hawthorne Road** which is in the R-20 and Aquifer Overlay Zoning Districts. **Case #20-02.**

7:45pm Executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation regarding Eden Management, Inc. v. Wayland Zoning Board of Appeals, Housing Appeals Committee No. 2019-03. Votes may be taken. Board to return to open session.

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, David Katz, Jim Grumbach, Shaunt Sarian, Evans Huber,
Robert Farrington, Joshua Wernig.