



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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A public hearing will be held on Tuesday March 24, 2020 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: **January 14, 2020 and January 28, 2020**
 -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.
- 7:15 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, 3/26/2019, 4/9/19, 5/21/19, 6/25/19, 8/13/19, 10/22/19, 12/3/2019, 1/14/20)
- 7:30 pm** Application of **Daniel LeFevre-Levy, Judith LeFevre-Levy (owners) by attorney/ agent E. Michael Thomas, Esquire;** to appeal the Building Commissioner's enforcement determination dated January 15, 2020 in response to the applicant's October 21, 2019 written request to enforce Town zoning relating to certain structures located on their rear yard neighbor's property at #3 Gage Road under the Town of Wayland Zoning By-Laws Chapter 198 and MGL 40 A §§ 7, 8, 14 and 15. The subject property is located at **#42 Fuller Road** which is in the R-20 Zoning District. **Case #20-08.**
- 7:45pm** Application of **Doug and Gwen McNeilly (owners);** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 story addition to a preexisting nonconforming single family dwelling (apparent encroachment westerly side yard) on a preexisting nonconforming lot (insufficient frontage) that increases 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, 401.1.3, Articles 7, 8 and §198 Attachment 1 Table of Dimensional

Requirements. The property is located at **#39 Rice Spring Road** which is in the R-40 and Aquifer Protection Zoning Districts. **Case #20-09.**

- 8:00 pm** Application of **Bob Liotine (Alewife Construction Services) for Loring L. Stevens (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a garage addition to a preexisting nonconforming single family dwelling (side yard setback) 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 **17 Rich Valley Road** which is in the R-40 Zoning District. **Case #20-05. (Cont. 3/10/20)**
- 8:15 pm** Application of **John Carr**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 168 square foot accessory structure (shed) in a yard setback under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, 703.2, Article 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **67 Edgewood Road** which is in the R-20 Zoning District. **Case #20-06. (Cont. 3/10/20)**
- 8:30 pm** Application of **Weston Development Company (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct lateral and vertical additions to a preexisting nonconforming single family dwelling that increases gross floor area by more than 20% in the floodplain under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 104.2, 201, 203, 401.1.3, Articles 7, 8, and 17 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **51 Riverview Circle** which is in the R-20, Floodplain, Federal Flood Protection, and Watershed Protection and Aquifer Protection Zoning Districts. **Case #20-07. (Cont. 3/10/20)**

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.