



TOWN OF WAYLAND  
MASSACHUSETTS  
01778  
BOARD OF APPEALS

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3600  
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**June 8<sup>th</sup> 2021 Revision 2 Agenda**

**(this revises the revised Agenda posted June 4<sup>th</sup> at 10:38am)**

\*In compliance with the revised Open Meeting Law requirements, we will live stream the meeting via Zoom as well as WayCAM (Channel Comcast 8 Verizon 37). The Zoom meeting can be accessed using the following link:

Zoom Link:

<https://zoom.us/j/99400306208?pwd=U1pXcWFla3AwbkJIZzRGtGp3bzcUUT09>

Password: 791698

Public Comment will be received either through Zoom\*\* or by phone at 508-358-6814 for this meeting. The phone number will be active during the public comment portion of the meeting. Thank you in advance for your patience. We intend to address all calls that come in during the Public Comment period.

In addition to being live streamed, WayCam will record the meeting and this recording will be made available to the public as soon after the meeting as is practicable. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.

\*\*To make a public comment via Zoom, perform a virtual "hand raise". The meeting moderator will contact you via a chat message to acknowledge your request and will inform the chair of your request to comment. Instructions for performing a virtual "hand raise" can be found at <https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-In-a-webinar>

**A public hearing will be held on Wednesday June 8<sup>th</sup>, 2021 at 7:00pm remotely on the following application(s) at the time indicated:**

- 7:00 p.m.      -Public Comment  
                  -Review/Accept Minutes: **May 12<sup>th</sup>, 2021**  
                  -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

**Attention: Due to the number of new and continued cases, applicants for cases #21-13 through #21-17 may request, in writing, before or during the hearing to continue their case until the tentatively scheduled June 22<sup>nd</sup>, 2021 hearing date.**

- 7:00 p.m.      **Continued:** Application of **Joe Bertola (owner) by Eric Goldberg (Attorney/Agent)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to reconstruct a single family dwelling on a preexisting nonconforming foundation (side yard/ ROW setbacks) with a new carport that will then exceed lot coverage on a nonconforming lot (insufficient frontage and square footage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, 401.1.3 703, Article 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **119 Dudley Road** which is in the R-20 Zoning District and Aquifer Protection District. **Case #21-03.** (Cont. 4/13/2021)
- 7:15 p.m.      **Continued:** Application of **Carlos Ferreira (PE) on behalf of Mark Seto (owner) and Mark Kablack (attorney/agent)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish an existing single family dwelling and construct a new single family dwelling with an attached 2 bay garage on a preexisting nonconforming lot (insufficient 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 201, 203, 401.1.3, 401.1.3.1, 401.1.3.2, Articles 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **20 Dean Road** which is in the R-30 Zoning District. **Case #21-06.** (Cont.4/13/2021)
- 7:30 p.m.      **Continued:** Application of **Ari Zivyon (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct horizontal additions, one of which is on an existing conforming attached garage/single family dwelling on a conforming lot that creates both side and front yard encroachments under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, Articles 4, 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **18 Bayfield Road** which is in the R-20 and Aquifer Overlay Zoning Districts. **Case #21-09.** (Cont. 5/12/2021)
- 7:45 p.m.      Application of **Dr. Caroline Pinsky (Wayland Animal Clinic)**, for any necessary approvals, special permits, variances and/or amendments as may be required to renew a 5 year special permit to operate an animal clinic that includes the removal of the tenant component of condition #7 of Decision #15-10 under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 802-Table of Permitted Principal Uses by District (Use #21). The property is located at **6 Winter Street**, which is in an **R-20 Single Residence District.** **Case #21-13.**

**8:00 p.m.** Application of **Matthew O. and Allisa B. Herigstad (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct vertical and horizontal additions on a preexisting nonconforming dwelling (yard setbacks) on a preexisting nonconforming lot (insufficient frontage and 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 201, 203, 401.1.2, 401.1.3, 401.1.3.1, 401.1.3.2, Articles 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **23 Lake Road** which is in the **R-20 Zoning District. Case #21-14.**

**8:15 p.m.** Application of **Brown Family Farms, LLC (Owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an Agricultural Use barn on a preexisting nonconforming lot (insufficient frontage) under MGL 40 A §3 and the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Articles 4, 7 and 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **265 Concord Road** which is in the **R-60 and Aquifer Protection Zoning Districts. Case #21-15.**

**8:30 p.m.** Application of **Comolli Construction and Dev Inc. on behalf of Julia Kenney (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a vertical addition on a single family dwelling located on a preexisting nonconforming lot (insufficient frontage and 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 201, 203, 401.1.2, 401.1.3, 401.1.3.1, 401.1.3.2, Articles 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **16 Maguire Road** which is in the **R-20 Zoning District. Case #21-16.**

**8:45 p.m.** Application of **Thomas Milani and Jacqueline Wogan, (owners) with Steven Allen (Esq)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a vertical addition on a preexisting nonconforming single family dwelling (yard setbacks) located on a preexisting nonconforming lot (insufficient frontage) 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 201, 203, 401.1.2, 401.1.3, 401.1.3.1, 401.1.3.2, Articles 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **63 Moore Road** which is in the **R-40 Zoning and Aquifer Protection Districts. Case #21-17.**

**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, Joshua Wernig