



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

AGENDA 9.29.2020:

*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:

<https://zoom.us/j/99400306208?pwd=U1pXcWFla3AwbkJlZzRGtGp3bzczUT09> 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 Tuesday September 29th, 2020 remotely on the following application(s) at the time indicated:

6:00 p.m. **-Public Comment**
-Review/Accept Minutes: August 25th (review and vote on edits)
-Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

6:00 p.m. *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.*

- 6:00 p.m. Application of **Kevin Kelley (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to replace the existing roof assembly with a new roof assembly that continues vertical lines of encroachment (as a result of the proposed raising of the ridge) on a preexisting nonconforming single family structure and lot (insufficient frontage and square footage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, 401.1.2, 401.1.3, 703.2, Articles 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **9 Park Lane** which is in the R-20 and Aquifer Protection Zoning Districts. **Case #20-12.**
- 6:05 p.m. Application on behalf of **81 W. Plain Street Trust (owner); by Attorney Mark Kablack** for any necessary approvals, findings, special permits and/or variances as may be required in order to create a new building lot that will already be improved with an existing single family structure that will satisfy MGL 40A and Town zoning requirements. The new lot as proposed has insufficient frontage and square footage and the existing structure's location on the proposed lot does not comply with required 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 **81 W. Plain Street** which is in the R-20 Zoning District. **Case #20-13.**
- 6:15 p.m. Application of **Keystone Development Co** on behalf of **Jean Larson/ Edwin P. Rudenaurer (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order remove/demolish a preexisting nonconforming single family structure (setbacks) on a preexisting, nonconforming lot (insufficient square footage and frontage) and reconstruct a new single family structure in a conforming location 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, 401.1.5, 401.1.6 and Articles 7, 8. The property is located at **36 Edgewood Road** which is in the R-20 Zoning District. **Case #20-14.**
- 6:30 p.m. Application of **Alexis Salguero (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct both horizontal and vertical additions in a conforming location 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, 401.1.2, 401.1.3, Articles 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **3 Melody Lane** which is in the R-20 Zoning District. **Case #20-15.**

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.