

MEETING NOTICE
TOWN OF WAYLAND
(As required by MGL Chapter 30A, sections 18-25)

Please email all meeting notices to townclerk@wayland.ma.us

Town Clerk Date Stamp

Board/Committee Name: Wayland Zoning Board of Appeals

Day/Date: Tuesday May 21st, 2024

Time of Meeting: 7:00 p.m.

Location: Wayland Town Building, Hybrid

AGENDA

TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

May 21st, 2024 Agenda

*Note: Items may not be discussed in the order listed or at the specific time estimated. Times are approximate.
All topics may be subject to deliberation and vote*

One may watch or participate remotely with the meeting link that can be found through the following link: <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

- 7:00 p.m. **-Public Comment**
 -Review/Accept Minutes: 1/16/24, 2/13/24, & 2/20/24
 -Topics not reasonably anticipated by the Chair 48 hours in
 advance of the meeting, if any.

The below applications are subject to the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to Articles 2, 4, 6, 8 and §198 Attachment 3 Table of Permitted Principal Uses for any necessary approvals, findings, special permits and/or variances as may be required.

- 7:00p.m. *Open Meeting Law complaint from George H. Harris, dated April 29, 2024: acknowledge and review complaint; discuss Board's response to complaint; vote to take any remedial action, if necessary and appropriate; votes may be taken.*
- 7:00 p.m. **Continued:** Application of **Ernie Feiteira**; to construct a 1 story addition in the same footprint as existing house, which increases the gross floor area by more than 20% under the Town of Wayland Zoning By-Laws including but not limited to; §198-401.1.3. The property is located at **16 Davelin Rd** which is in the R-40 Zoning District. **Case #24-04.** (Cont. 3.12.24, 4.9.24)
- 7:00 p.m. **Continued:** Application of **Thomas Place & Patricia Marston (owners)**; to raze the existing non-conforming dwelling and accessory structures and construct a new dwelling. The property is located at **5 Garden Path** which is in the R-20 Zoning District. **Case #24-06.** (Cont. 4.9.24)
- 7:05 p.m. Application of **Adam & Jennifer Greenstein (owners)**; to raze the existing house & construct a 2-story home in a conforming location on the non-conforming lot (insufficient frontage). The property is located at **50 Sherman Bridge Road** which is in the R-40 Zoning District. **Case #24-07.**
- 7:10 p.m. Application of **West Suburban YMCA (owners)**; to renew the special permit granted in 2022 to continue operation of Camp Chickami as a summer day camp, including periodic overnight activities in conjunction with day camp as well as family picnics and recreational activities on a year round basis. The property is located at **139 Boston Post Road** which is in the R-40 Zoning District. **Case #24-08.**
- 7:15 p.m. Application of **Steven Lemmo (owner)**; to construct a free standing barn within the rear yard setback requirement. The property is located at **21 Pemberton Road** which is in the R-40 Zoning District. **Case #24-09.**

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, Shaunt Sarian, Joshua Wernig, Adam Hirsh, Doug Levine,
Hunter Perry