



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

A public hearing will be held on Tuesday June 12, 2018 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, including but not limited to, 11/7/17, 1/25/18, 1/29/18, 2/27/18, 3/20/18, 3/29/18, 4/10/18, 4/24/18**
- **Review, discussion and response to Open Meeting Law Complaints filed by George Harris dated May 21, 2018 and June 4, 2018.**
- **Topics not reasonably anticipated by the Chair 48 hours in Advance of the meeting, if any.**
- 7:00 p.m. Application of **John Lawrence and Lia Hempel (Agent M. Thomas)**, the owners and applicants for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish a preexisting nonconforming single family dwelling and construct a new single family dwelling inside required setbacks that also increases the gross floor area by more than 20% on a preexisting nonconforming lot (lot square footage and frontage) 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, 401.1.6 and Article 8, Table of Dimensional Requirements. The property is located at **47 Pilgrim Path** which is in the R-20 Single Residence and Aquifer Protection districts. **Case #18-12** (Cont'd from 5/22/18)
- 7:15 p.m. Application of **Windsor Place LLC** for a comprehensive permit pursuant to G.L. Chapter 40B filed for twelve (12) rental units, of which not less than 25% or three (3) units shall be restricted as affordable for low or moderate income persons or families, to be constructed on the property located at **24 School Street**, containing 37,865 SF +/- of land area. This property is located in a R20 Single Residence District as shown on Assessors' Map 52, Parcel 189. **Case #17-17** (cont'd from 8/3/17, 9/7/17, 10/2/17, 11/7/17, 12/12/17, 1/29/18, 3/20/18)
1. Presentation by the Applicant's Team outlining current status of design and response to Nover-Armstrong comments on the Hydrogeo Study
 2. Presentation by Nover-Armstrong regarding review of HydroGeo study
 3. Questions and comments from the Conservation Commission
 4. Questions and comments from the ZBA
 5. Input from Board of Health. Understanding the full Board cannot be in attendance it would be helpful to have a representative and prior discussion by the Board. I do not believe there is an open public hearing before the BOH.
 6. Questions and comments from the public
 7. Responses to questions from Applicant's Team and Nover-Armstrong (this can be done during each Q/C segment).
 8. Presentation by the Applicant outlining waivers from Board of Health and Conservation Bylaws and Regulations.
 9. Preliminary input from the Commission and BOH representative regarding waivers. ZBA will need written input following the meeting for the record.
 10. Finalize discussion with Applicant, ZBA and Conservation regarding payment of Nover-Armstrong peer review.

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

Jonathan Sachs, Aida Gennis, Thomas White, David Katz,
Jim Grumbach, Jason Drori, Linda Segal, Shaunt Sarian