

**TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN
BOARDS/COMMITTEES/COMMISSIONS**

Posted in accordance with the provisions of the Open Meeting Law
PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: Zoning Board of Appeals

FILED BY: Manny Oliver

DATE OF MEETING: August 10th, 2021

TIME OF MEETING: 7:00p.m.

PLACE OF MEETING: In-Person and Remote

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be at the meeting location listed above, and it is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of the public. The meeting may also be accessed remotely via zoom at the link below:

LINK: <https://zoom.us/j/99400306208?pwd=U1pXcWFla3AwbkJlZzRGTGp3bzczUT09>

PW: 791698

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.

Additionally, the meeting will be broadcast live, in real time, via WayCAM which can be viewed online at <https://www.waycam.tv/live> or on one of their cable channels (Comcast 8, 9, or 99 & Verizon 37, 38 or 39). This meeting will also be recorded which will be made available to the public at the link above as soon after the meeting as is practicable.

Everyone in attendance should adhere the MA Department of Public Health's May 29 Mask Advisory that advises all unvaccinated residents to continue to wear masks in indoor settings and when you can't socially distance.

<https://www.mass.gov/info-details/covid-19-mask-requirements#effective-may-29:-updated-mask-requirements->

A public hearing will be held on Tuesday August 10th, 2021 at 7:00pm in-person and remotely on the following application(s) at the time indicated:

- 7:00 p.m. -Public Comment
 -Review/Accept Minutes: **July 8th, 2021**
 -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.

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WAYLAND TOWN CLERK

- 7:00 p.m. **Continued:** Application of **Lexington Holdings, LLC (applicant), Stamski and McNary, Inc. (agent) on behalf of Wang Chih Chiang (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish an existing conforming single family dwelling on a preexisting nonconforming lot (insufficient frontage) and to construct a new single family dwelling with an attached garage 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, 401.1.3, 401.1.3.1, 401.1.3.2, Articles 7, 8, §198 Attachment 1 Table of Dimensional Requirements and Attachment 3 Table of Permitted Uses. The property is located at **65 Moore Road**, which is in the R-40 and Aquifer Protection Zoning Districts. **Case #21-19** (Cont. 7/13/2021).
- 7:15 p.m. **Continued:** Application of **Amy Bauman, (green Goat) as authorized by Sally Foley and Scott, Gary, and Bruce Sweeney (owners)** for any necessary approvals, special permits, variances and/or amendments as may be required to permit applicant to use a residential property for a non-profit "used building material shop" under the Town of Wayland Zoning By-Laws Chapter 198. The property is located at **357 Commonwealth Road** which is in the R-30 Single Residence District. **Case #21-20** (Cont. 7/13/2021).
- 7:30 p.m. Application of **Doug Sacra, Maple Hill Architects on behalf of Sean and Caitlin Ahern (owners)** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct additions in zoning setbacks to a preexisting nonconforming single family dwelling (front yard, ROW setbacks) on a conforming lot 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 201, 203, Article 4, 702.3, Article 8 and §198 Attachments 1 Table of Dimensional Requirements. The property is located at **84 Riverview Circle** which is in the R-20 District, Aquifer Protection and Federal Floodplain Zoning Districts. **Case #21-21**.
- 7:45 p.m. Application of **Richard S. Ravosa Jr. (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 story addition on an existing single family dwelling with an attached garage on a preexisting nonconforming lot (insufficient frontage and lot size) 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, §198 Attachment 1 Table of Dimensional Requirements. The property is located at **66 Riverview Circle**, which is in the R-20, Aquifer Protection and Federal Floodplain District Zoning Districts. **Case #21-22**.

8:00 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, 6/8/2021, 7/13/2021)

8:15 p.m. Application of **6 Melody Lane Realty Trust, LLC on behalf of Stewart A. Millerd (owner);** for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish an apparent preexisting non-conforming single family dwelling (side yard setback) on a preexisting non-conforming lot (insufficient frontage) and construct a single family dwelling with an attached garage 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, 401.1.3, 401.1.3.1, 401.1.3.2, Articles 7, 8, §198 Attachment 1 Table of Dimensional Requirements. The property is located at **6 Melody Lane**, which is in the R-30 Zoning District. **Case #21-23.**

NOTE: 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

Jim Grumbach, Aida Gennis, Thomas White, Shaunt Sarian,
Evans Huber, Joshua Wernig, Adam Hirsh