

**MEETING NOTICE**  
**TOWN OF WAYLAND**

*(As required by MGL Chapter 30A, sections 18-25)*

*Please email all meeting notices to [townclerk@wayland.ma.us](mailto:townclerk@wayland.ma.us)*

**Town Clerk Date Stamp**

**Board/Committee Name: Wayland Zoning Board of Appeals**

**Day/Date: Tuesday March 14<sup>th</sup>, 2023**

**Time of Meeting: 7:00 p.m.**

**Location: Wayland Town Building, COA Room**

**AGENDA**

**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**BOARD OF APPEALS**

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

**March 14<sup>th</sup>, 2023 Agenda**

**(This revises the agenda posted on March 3 at 10:28am)**

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

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 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 (if allowed), or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

Everyone in attendance should be aware that face masks are now optional for Town Buildings according to the new Face-Covering Guidance dated February 24<sup>th</sup>, 2022.  
<https://www.wayland.ma.us/home/news/face-masks-optional-town-buildings>

- 7:00 p.m.**
- Public Comment**
  - Review/Accept Minutes**
  - Topics not reasonably anticipated by the Chair 48 hours in**

**advance of the meeting, if any.**

- 7:05 p.m. Application of **Ethan Dively (attorney/agent) on behalf of abutters to the address below at 3, 6, 10, & 16 Brewster rd & 8 Alden rd** for any necessary approvals, findings, special permits and/or variances as may be required in order to appeal the Building Commissioner's determination of zoning enforcement 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 **9 Brewster Road** which is in the R-40 Zoning District. **Case #23-02.**
- 7:15 p.m. Application of **David & Melissa Wolf (owners)** for any necessary approvals, findings, special permits and/or variances as may be required in order to relocate a shed in a pre-existing non-conforming location 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 **47 Edgewood Road** which is in the R-20 Zoning District. **Case #23-03.**
- 7:25 p.m. Application of **Wonderwhiz Academy (applicant)** for any necessary approvals, findings, special permits and/or variances as may be required in order to be granted a change of use in the Trinitarian Church childcare classrooms to establish a Large Group Child Care Program 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 **53 Cochituate Road** which is in the R-30 Zoning District. **Case #23-04.**
- 7:35 p.m. Application of **Stephen Chung (owner)** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an addition on a pre-existing non-conforming lot that increases the gross floor area by more the 20% 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 **52 Woodland Road** which is in the R-20 Zoning District. **Case #23-05.**
- 7:45 p.m. **Continued:** Application of **Joshua Fox (attorney/agent) on behalf of Herb Chambers (owners)** for any necessary approvals, findings, special permits and/or variances as may be required in order to renovate existing structure to create service bays for customer drop-off and additional storage 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 **533 Boston Post Road** which is in the Limited Commercial Zoning District. **Case #23-01.** (Continued 2.14.23)

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, Jim Grumbach, Shaunt Sarian, Joshua Wernig, Adam Hirsh,  
Kevin Fitzpatrick, Doug Levine