

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

NAME OF BOARD/COMM: ZONING BOARD OF APPEALS
FILED BY: APRIL LESHORE
DATE OF MEETING: NOVEMBER 17, 2020
TIME OF MEETING: 6:00 PM
PLACE OF MEETING: Remote- ZOOM

Revised

(Revision of November 17, 2020 notice of meeting posted on November 10, 2020 to add case (20-13))

*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:

Zoom Link: <https://zoom.us/j/99400306208?pwd=U1pXcWFla3AwbkJIZzRGTGp3bzczUT09>
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>

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturdays, Sundays, and legal holidays. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in an adequate amount of time.

A public hearing will be held on Tuesday November 17, 2020 remotely on the following application(s) at the time indicated:

6:00p -Public Comment
-Review/Accept Minutes: **August 25, 2020**
-Topics not reasonably anticipated by the Chair 48 hours in

advance of the meeting, if any.

- 6:00 pm Application of **Daniel LeFevre-Levy, Judith LeFevre-Levy (owners) by attorney/agent E. Michael Thomas, Esquire**; to appeal the Building Commissioner's enforcement determination dated January 15, 2020 in response to the applicant's October 21, 2019 written request to enforce Town zoning relating to certain structures located on their rear yard neighbor's property at #3 Gage Road under the Town of Wayland Zoning By-Laws Chapter 198 and MGL 40 A §§7, 8, 14 and 15. The subject property is located at **#42 Fuller Road** which is in the R-20 Zoning District. Case #20-08 (Cont.8/25/2020, 9/29/2020).
- 6:15 pm 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 (Cont. 9/29/2020).
- 6:30 pm Application of **Andrey & Elizabeth Knourenko (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 story addition to a conforming single family dwelling that is partially located in a side yard setback on a conforming lot under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, 703.2, Article 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **25 Charena Road** which is in the R-40 Zoning District and Aquifer Protection District. Case #20-16.
- 6:45 pm Application of **Brandon Barnes (J. Wood Contracting) for Chiun Kwan Chau (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to continue construction following the release of the full building permit of a detached single bay garage based on the plans that were approved with conditions by the Board on 2.11.2020 (see case # 20-02) 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 **44 Hawthorne Road** which is in the R-20 and Aquifer Overlay Zoning Districts. Case #20-17.
- 7:00 pm Application of **Paul & Katie Ciciarelli (owners)**; 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 and frontage) 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 **26 Snake Brook** which is in the R-30 Zoning District. Case #20-18.

7:15pm Application of **the Town of Wayland (owners)**; to amend the Zoning Board of Appeals Special Permit and Site Plan Approval Decision (see 2000 Site Contingency Plan, ZBA Decisions 98-46 and 78-9) or in the alternative seek any approvals, findings, special permits and/or variances as may be required to grant temporary and conditional permits for any nonconforming uses, buildings and structures incidental to the future development of the site as approved by the Town (see §198-201.1.2 of Town zoning) The current proposal is to amend the Town Hall Traffic circulation flow pattern, parking and to now use the Route 27 entrance as a one-way access on the existing paved area with no proposed increase to the impervious surface of the site. The application will improve handicapped accessibility. The property is located at **41 Cochituate Road** which is in the R-30 Zoning, portions of the site being located in the SFHA, Flood Plain and Wayland Center Historic Districts. Case #20-19.

7:30 pm **New application of WP East Acquisitions, LLC by Nutter McClennen & Fish LLP (Agent) for any necessary approvals; including but not limited to Site Plan Approval, findings, special permits, modifications to, and/or variances as may be required in order to develop up to a maximum 218-unit multi-family residential project, associated parking and infrastructure on a conforming 359, 286 sf parcel owned by the Town of Wayland under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Article 25 River's Edge Housing Overlay District, Sections 104.2, 201, 203, 401.1.2, 504, Article 6 Site Plan Approval, Article 8 and the Tables of Dimensional Requirements and Uses. The property is located at 490 Boston Post Road which is located in the River's Edge Housing and Municipal Services Overlay Districts and the Wireless Communications Services District with a portion of the lot in the R-40, Refuse Disposal and Floodplain Districts. Case #19-13. (Cont.11/12/19, 12/3/2019, 12/17/2019).**

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, David Katz, Shaunt Sarian,
Bob Farrington, Evans Huber, Joshua Wernig