



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

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3600  
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**Minutes**  
**December 17, 2019**

Attending the meeting at 7pm in the The Large Hearing room at the Wayland Town Building located at 41 Cochituate Road, Wayland members were in attendance, the chair Jim Grumbach, Aida Gennis, Thomas White, David Katz, Robert Farrington, Evans Huber, Shaunt Sarian, Joshua Wernig, and Town Counsel Carolyn Murray. In attendance to take minutes April LeShore. Audio and Video recorded by WayCam.

Jim Grumbach opens the meeting and announces new member Joshua Wernig.

No Minutes to be approved

**Jim Grumbach reads legal description      490 Boston Post Rd (River's Edge)**

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 a 190-unit multi-family residential project and associated parking and infrastructure on a conforming 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 in River's Edge Housing Overlay District. Case #19-13. (Cont.11/12/19, 12/3/2019).

Public Comment: (Carole Plum): refer to the December 17, 2019 Waycam for questions and concerns

Jim Ward (Applicant's Attorney): responds to Public Comment; refer to the December 17, 2019 Waycam for response.

Discussion of a Waste Water Treatment Plant

Discussion of the environmental notice form in connection with the safe harbor

Discussion of the drafted decision and the revisions

Discussion of attendance, mullenization of board members Aida Gennis and Shaunt Sarian

Discussion of the panel for 490 Boston Post Rd (case 19-13)

Jim Grumbach sets the Panel: Jim Grumbach, Robert Farrington, David Katz, Thomas White, and Evans Huber

Discussion of the variances requested

Discussion of the retaining walls and setbacks

Discussion of variance 4

Discussion of variance 5

Discussion of the Site Plan approval

Discussion of the Treatment Plant needed for the project

Discussion of the affordable rental units and the monitoring agreement

Discussion of the language of the decision

Discussion of jurisdiction of the project

Discussion of landscaping

Discussion of temporary signage for construction of the project

Discussion of changes to various paragraphs within the decision

Discussion of the conditions within the decision

Jim Grumbach (the Chair): moves to establish the panel, as Board Members Jim Grumbach, Robert Farrington, David Katz, Thomas White, and Evans Huber. Evans Huber seconds. (All in favor) 8-0

Jim Grumbach moves to close the public hearing and Thomas White seconds (all in favor) 8-0

Jim Grumbach moves to finalize the revised draft decision that was discussed during December 17, 2019 at the ZBA Meeting including ZBA Board Members, the Applicant's Attorney Jim Ward, Town Counsel Carolyn Murray and others

Jim Grumbach moves to approve the variances that were discuss during the meeting and Bob Farrington seconds (all in favor) 8-0

Jim Grumbach moves to approve the Site Plan with the conditions that are set forth, and David Katz seconds (all in favor) 8-0

Jim Grumbach moves that Town Counsel finalize the Decision and submit it to Jim Grumbach for his signature, and the signed decision to be sent to April Leshore to file with the Town Clerk; David Katz seconds (all in favor) 8-0

Jim Grumbach moves to adjourn the meeting, Evans Huber seconds, all in favor 8-0

Date Approved February 11, 2020  
Prepared by April Leshore