



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
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Minutes
January 28, 2020

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

Jim Grumbach opens the meeting.

Public Comment: John Sax submits to the Zoning Board Members a document he prepared with respect to comments on the Weston and Samson report dated February 26, 2019.

Robert moves to approve the Minutes for December 17, 2019, subject to Evans Huber's suggested revisions to the 1st and 2nd paragraphs of pages two and three. David Katz seconds (all in favor) 6-0

Jim Grumbach reads legal description 383 Commonwealth Rd (special permit)

Application of **Howard Ng on behalf of So Ling Cheung (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to increase the gross floor area of a preexisting nonconforming single family dwelling (see right yard setback) by more than 20% (proposed increase of 3966 sf) with additions 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 **383 Commonwealth Road** which is in the R-30 Zoning District. **Case #19-15.**

Discussion of errors in the application in regard to the rear yard setback.

Discussion of the gross floor plan increase.

Discussion of lettering from JCBT on its plans: building living area.

Discussion of purchase of structure and the proposed project.

Discussion of the shed.

Discussion of the error as to the lot frontage.

Public Comment: (Gina Anderson) She would like to know what the owner and contractor are planning to alter in the project.

Discussion of the project, its dimensions and the and locations of the rooms.

Jim Grumbach sets the panel: Joshua Wernig, Robert Farrington, Thomas White, David Katz, and Evans Huber.

Thomas White will write the decision.

Discussion of the number of bathrooms in the structure.

Discussion of the garage and storage attic.

Robert Farrington moves to approve the special permit with conditions. David Katz seconds (all in favor) 6-0.

Jim Grumbach moves to adjourn and Evans Huber seconds (all in favor) 6-0.

Meeting adjourned at 7:45.

Date Approved 6/16/20
Prepared by [Signature]