



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
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Minutes
October 15, 2019

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

Public Comments: No Public Comments

Minutes for August 27, 2019 were approved. Shaunt Sarian moved to accept and approve minutes and David Katz seconded (all in favor, 7-0).

Minutes for September 10, 2019 were approved. Aida Gennis moved to accept and approve minutes and Evans Huber seconded (all in favor, 7-0).

The Board Governance:

Discussion of and vote for officers on the Board of Appeals

Discussion of a two-year team as Chair of the Zoning Board of Appeals

Aida Gennis moves to nominate Jim Grumbach as Chair of the Zoning Board of Appeals; Jim Grumbach accepts nomination to be Chair and Shaunt Sarian seconds (all in favor, Jim abstains, 6-0).

Jim Grumbach moves to nominate Aida Gennis to be Clerk of the Zoning Board of Appeals; Aida Gennis accepts the nomination, with the expectation to serve for a short term and then be replaced. Evans Huber seconds (all in favor, Aida abstains, 6-0).

Discussion of the Peer Review for 490 Boston Post Rd (River's Edge) and the role of the Zoning Board in the approval of the variances for 490 Boston Post Rd.

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 #19-09. (Cont. 7/23/2019, 8/13/19, 9/10/2019).

Discussion with the applicant's lawyer, Jim Ward, on the current status, including the reaction from the Town's residents, about the increase from the 190 unit plan to 218 units.

Discussion about the applicant's request to withdraw without prejudice the application (case # 19-09) submitted to the Zoning Board of Appeals on August 13, 2019.

The applicant's request to withdraw without prejudice its earlier application, Case# 19-09, was granted. Jim Grumbach moved to grant the request for withdrawal without prejudice and David Katz seconded the motion. (All in favor, 5-0)

Jim Grumbach reads legal description 9 Charles St. (appeal of building Permit)

Application for **appeal/petition on behalf of Steven Kaminsky by Eric B. Goldberg (Attorney/agent)** from the issuance of Building Permit No. 20190254 to Ashley Sutton (owner) /Keystone Development (contractor) dated as of June 7, 2019 for construction of new single-family home with garage, porches and decks. This appeal argues that the zoning relief is required because the proposed structure will encroach into the rear yard setback, which runs along the common boundary with the Petitioner's property. See Zoning Bylaw Sections 198-104.2, 198-702.1, 198-703.1, 198-703.2, and 801 Table of Dimensional Requirements. The property is located at **9 Charles Street**, which is in the R-20 Zoning District. **Case #19-10**. (Cont. 8/13/19, 9/24/19)

The Applicant requests that the hearing on the zoning appeal filed by Steven Kaminsky be taken off the Board's calendar, and that the appeal be withdrawn with prejudice.

Jim Grumbach moves to grant the request from the applicant to withdraw with prejudice the application, Case # 19-10, submitted to the Zoning Board of Appeals on August 13, 2019. Evans Huber seconds (all in favor, 5-0).

Jim Grumbach makes a motion to adjourn the meeting and Shaunt Sarian seconds (all in favor, 7-0).

Meeting adjourned at 7:45 pm

Date Approved November 12, 2019
Prepared by [Signature]