



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
JANUARY 23, 2018

Attending the meeting held at 7pm in the Large Hearing Room in Wayland Town Building located at 41 Cochituate Rd. Wayland, were members Jonathan Sachs, Chair, Thomas White, Aida Gennis, David Katz, Jim Grumbach, and Associate Members Linda Segal, and Shaunt Sarian. Liz Reef was in attendance to take the minutes. Audio recorded by WayCAM.

Jim moves to approve minutes from October 24, 2017 with the revisions suggested by Linda. Voted approved 7-0. Jim moves to approve minutes from October 26, 2017. Voted approved 7-0.

Jonathan reads the legal description for Case #18-01:

4 MEADOW VIEW RD - Cellco Partnership d/b/a Verizon Wireless

Application of **Cellco Partnership d/b/a Verizon Wireless**, the applicant for any necessary approvals, findings, special permits and/or variances as may be required in order to locate a wireless communications facility on a nonconforming lot (less than 120' of frontage) with a nonconforming use (existing membership club) owned by **Wayland Rod and Gun Club, Inc.** 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; Article 6 Site Plan Approval; Article 8, Table of Dimensional Requirements; Attachment 3 Table of Permitted Principal Uses; Attachment 5 Table of Permitted Accessory Uses and Article 16 Aquifer Protection District. The property is located at **4 Meadow View Road** which is in an R-20 Single Residence District and Aquifer Protection District. **Case #18-01**

Panel: Jonathan, Aida, Thom, Jim, David. Aida will write decision with Jim's assistance.

Elizabeth Mason of McLane Middleton Law Office, Counsel for Verizon Wireless, speaks. She asks the Board for a three month continuance so her client can explore an alternative location.

Linda says Town Meeting is in April. Jonathan asks Ms. Mason if May would work for a continued hearing date. She says yes.

After a unanimous vote (5-0), Jonathan continues the hearing to May 8th at 7pm. Counsel for the applicant signs the extension form.

Public Comment: Steven Freundlich, of 62 Cochituate Rd., tells the Board he was part of a group set up by the town that conducted a study 10 years ago regarding a cell tower overlay district. He said there's a body of evidence as a result of that study.

Linda says she thinks that study is on the Town website under Planning Board Master Plan 2004 revised 2010.

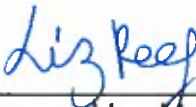
Linda says that several Department Heads have provided input regarding this application.

Andrew Munton, of 12 Oak Hill Rd. asks where the public can get a copy of the Department Heads' input. Linda says at the Building Department.

Jim asks if there could be technical assistance for the Board, as they have with the 40Bs, if Verizon Wireless chooses to go through with this application.

Meeting adjourned at 7:51p.m.

March 20, 2018
Date Minutes Approved


Prepared by: Liz Reef