



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

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3600  
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**MINUTES**  
**APRIL 10, 2018**

Attending the meeting held at 7pm in the Selectmen's Meeting Room in Wayland Town Building located at 41 Cochituate Rd. Wayland, were members Jim Grumbach, Thomas White, Aida Gennis, and Associate Members Linda Segal, and Shaunt Sarian. Liz Reef was in attendance to take the minutes. Video and Audio recorded by WayCAM.

Jim announces that he was asked by Jonathan Sachs to act as the Chairman for tonight's meeting, in Jonathan's absence.

Jim reads the legal description for Case 18-04:

**1 OLD TAVERN ROAD – Colt Realty, LLC (Manager Stephen J. Garofalo)**

Application of **Colt Realty, LLC (Manager Stephen J. Garofalo)** the owner for any necessary approvals, findings, special permits and/or variances as may be required in order to increase the gross floor area in excess of 20% of an existing single family residential structure on a preexisting nonconforming lot (24,408 sf in a R-30) 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 and Article 8, Table of Dimensional Requirements. The property is located at **1 Old Tavern Road** which is in an R-30 Single Residence district. **Case #18-04.**

Panel: Jim, Thom, Aida, Linda, Shaunt.

Jim says the Board received an email from the applicant that was sent to Ms. Reef, requesting to withdraw without prejudice.

Linda says there was a resident, Carole Plumb of 17 Bald Rock Rd., who was present at the opening of the meeting tonight. Ms. Plumb expressed her concern about the Damon Farm sign that is in front of Old Tavern Road.

Jim makes a motion to grant the request to withdraw the application without prejudice. Thom seconds. Voted 5-0.

Jim asks Ms. Reef to send an email to the applicant informing him of the Board's action.

Jim reads the legal description for Case 18-05:

**200 OLD CONNECTICUT PATH - George Bennett and George Patsouris**

Application of **George Bennett and George Patsouris**, the owners for any necessary approvals, findings, special permits and/or variances as may be required for the maintenance and shelter of four dogs under the Town of Wayland Zoning By-Laws; including but not limited to, Chapter 198 sections 201, 203, 302, Article 8, Table of Accessory Uses- kennel, four or more dogs. The property is located at **200 Old Connecticut Path** which is in an R-40 Single Residence district and Aquifer Protection district. **Case #18-05.**

Panel: Jim, Thom, Aida, Linda, Shaunt. Aida to write the decision.

George Patsouris, the applicant, says they are requesting a renewal of their special permit for a kennel, this time to house 6 (six) dogs. He says they have an invisible fence and a fenced in pen off the house.

Jim asks the size of the pen. The applicant says it is 18.7 ft. x 15.3 ft.

Linda says these applicants have been before the Board in the past. She says there have been no complaints from the public. Thom mentions that there is nobody from the public present for this hearing.

Jim has the applicant sign the plans showing where the dog pen is on the property.

Thom makes a motion to renew the special permit with conditions for 5 (five) years. Aida seconds. Voted 5-0.

Documents submitted with application: Certified Plot Plan by Thomas J. Corcoran, Jr. dated 3/9/2006, ZBA Decision 13-04 filed 4/4/13, BoH Approval dated 2/28/18.

**Other Business:** Procedural matter: Linda says that the Board received an email from Mr. Zieff's attorney requesting a continuance for the April 25<sup>th</sup> Cascade 40B hearing. She requests that the applicant, his attorney, Town Counsel, and Joe Peznola (the Mass Housing consultant) be present at the April 25<sup>th</sup> hearing. She said that at the March 29<sup>th</sup> hearing session, the ZBA members were the only ones present.

Jim asks Linda to make a motion. Linda makes a motion respectfully requesting that all parties involved be present at the continuation of the Cascade 40B hearing on April 25<sup>th</sup>. Aida seconds. Voted approved 5-0.

Jim says he'll send an email to the parties involved letting them know what the Board voted on tonight in regards to the April 25<sup>th</sup> Cascade 40B hearing.

Meeting adjourned at 7:48 p.m.

June 12, 2018  
Date Minutes Approved

  
Prepared by: Liz Reef