

TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS

Posted in accordance with the provisions of the Open Meeting Law
PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: ZONING BOARD OF APPEALS

FILED BY: Norma Badger

DATE OF MEETING: November 8, 2011

TIME OF MEETING: 8:20 p.m.

PLACE OF MEETING: Wayland Town Building

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturdays, Sundays, and legal holidays. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in an adequate amount of time.

AGENDA

8:20 p.m. Public Comment
 Review/Accept Minutes

8:20 p.m. Case #1 - Philip Fantoni
 18 Pemberton Road

8:30 p.m. Case #2 - Brice and Laurie Buchanan
 11 Fairfield Road

8:40 p.m. Case #3 - Herb Chambers
 533 Boston Post Road, LLC
 533 Boston Post Road

9:00 p.m. Case #4 - Northbridge Communities, LLC
 134 Boston Post Road

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NOTE: Per changes to the Open Meeting Law, notice of any meeting of a public body shall include "A listing of topics that the chair reasonably anticipates will be discussed at the meeting". AG's Office guidelines state that the list of topics shall have sufficient specificity to reasonably advise the public of the issue to be discussed. Please list those topics on the above agenda.



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
FAX: (508) 358-3606

A public hearing will be held on November 8, 2011 at the TOWN BUILDING, 41 COCHITUATE ROAD, WAYLAND on the following applications at the time indicated:

- 8:20 p.m. Application of PHILIP FANTONI, for any necessary approvals, special permits and/or variances as may be required to change, alter, extend a preexisting nonconforming structure by more than 20% (construct 1st and 2nd floor additions) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3 and 703.2. The property is located at 18 PEMBERTON ROAD which is in a SINGLE RESIDENCE DISTRICT. (11-31)
- 8:30 p.m. Application of BRICE AND LAURIE BUCHANAN, for any necessary approvals, special permits and/or variances as may be required to change, alter, extend a preexisting nonconforming structure by more than 20% (construct porch and 2nd floor addition within required front yard setback) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3, 702.1, 706.1 and 801 Table of Dimensional Requirements (front yard) . The property is located at 11 FAIRFIELD ROAD which is in a SINGLE RESIDENCE DISTRICT. (11-32)
- 8:40 p.m. Application of HERB CHAMBERS 533 BOSTON POST ROAD, LLC, for any necessary approvals, special permits and/or variances as may be required to install four additional internally illuminated signs (3 wall signs – 1 freestanding directional sign) in excess of 40 square feet of area under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203 and 501. The property is located at 533 BOSTON POST ROAD which is in a LIMITED COMMERCIAL DISTRICT. (11-33)

At the conclusion of the hearings on the aforementioned applications, the Board may then meet for the purpose of deciding on or deliberating toward a decision on any applications previously heard by it and to which no decision has yet been filed or any other public business before the Board.

BOARD OF APPEALS

E. Michael Thomas
Eric Goldberg
Jerry Boos
Aida Gennis
Thomas White



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
FAX: (508) 358-3606

October 20, 2011

POSTED

There will be a Zoning Board of Appeals

continued hearing on

November 8, 2011

at

9:00 p.m.

for the applicant

**NORTHBRIDGE COMMUNITIES, LLC
(11-28)**

134 BOSTON POST ROAD

to be held in the Town Building

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