

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 Tuesday April 11, 2017 at the TOWN BUILDING, 41 COCHITUATE ROAD, WAYLAND on the following application(s) at the time indicated:

- 7:00 p.m.
- -Public Comment
- -Review/Accept Minutes, possibly including, but not limited to, 7/12/16, 11/17/16, 11/29/16, &2/28/17
- -Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.
- 7:00 p.m. Application of **Mokema Realty LLC** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a proposed vertical 2nd story addition with renovations to a preexisting non-conforming single family structure on a preexisting, non-conforming lot (lack of frontage and square footage) that is less than 30 feet from the front yard property line and less than 55' from the centerline of the right of way that also changes (increases) the existing gross floor living area by more than 20% 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, 401.1.3.2, 401.1.6, Article 8 and Article 16. The property is located at **5 Sycamore Road** which is in a R-20 Single Residence District and the Aquifer Protection District. **Case #17-03 (Rescheduled: Town Building closed due to weather)**
- 7:15 p.m. Application of Paul and Leslie Morette for any necessary approvals, findings, special permits and/or variances as may be required in order to remove an existing single family dwelling and reconstruct a single family dwelling on a pre-existing, non-conforming lot (lack of square footage) that is less than 30 feet from the front yard property line and less than 55' from the centerline of the right of way that also changes (increases) the existing gross floor living area by more than 20% 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, 401.1.3.2, 401.1.6, and Articles 8 and 16. The property is located at 5 CREST ROAD which is in a R-20 Single Residence District and Aquifer Protection District. Case #17-04 (Rescheduled: due to meeting conflict with Town Elections)
- 7:30 p.m. Application of **David R. Burnside and Anna M. Corti** for any necessary approvals, findings, special permits and/or variances as may be required in order to enlarge an existing residential garage that is located in a side yard setback as well as to construct a lateral addition to an existing single family dwelling where the addition is partially located in a side yard setback that also connects to the same garage 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 Articles 8 and 16. The property is located at **62 Sedgemeadow Road** which is in an R-40 Single Residence District and Aquifer Protection District. **Case #17-05**
- 7:45 p.m. General discussion with Main Street Property, Inc. related to signage and signage lighting
- 8:00 p.m. Discussion and deliberation of response to Open Meeting Law complaint filed by George Harris on March 20, 2017

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

Eric Goldberg Aida Gennis Thomas White Jonathan Sachs Shaunt Sarian Jason Drori Linda Segal