



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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A public hearing will be held on Tuesday April 25, 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
 -Topics not reasonably anticipated by the Chair 48 hours in
 advance of the meeting, if any.
- 7:00 p.m. Application of **Gretchen Dresens** for an appeal of Permit #B20170104 issued by the
Town's Building Department for the demolition of an existing structure commonly known as
the former Finnerty's restaurant, pursuant to M.G.L. Chapter 40A, Sections 8 and 15, with
regard to the property owned by Washington Street Business Center LLC (formerly owned
by 150 Main Street LLC), located at **150 Main Street** in Wayland and in the Business
District A and the R20 Residential Zoning District, as shown on Assessors Map 51B, Parcel
073. **Case #17-06**
- 7:15 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 pre-
existing, 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 (cont'd from 4/11/17)**
- 7:30 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 (cont'd from 4/11/17)**

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