



TOWN OF WAYLAND  
MASSACHUSETTS  
01778  
BOARD OF APPEALS

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3600  
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A public hearing will be held on Thursday September 28, 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  
                  -Continued discussion for Peer Review Consultant for 24 School St.  
                  -Topics not reasonably anticipated by the Chair 48 hours in  
                  advance of the meeting, if any.
- 7:00 p.m.      Application of **Michelle and Carleton O'Meara** for a special permit to change/extend/alter a preexisting nonconforming structure pursuant to the Town of Wayland Zoning Bylaw, Chapter 198, Sections 201, 203 and 401 and M.G.L. Ch. 40A; Section 9. The property is located at **156 BOSTON POST ROAD**, which is in a R30 SINGLE RESIDENCE DISTRICT. **Case #17-20** (cont'd from 9/12/17)
- 7:00 p.m.      Application of **S&S 164 Concord Road Realty Trust** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an addition to a single family residential dwelling that increases the gross floor area by more than 20 % on a nonconforming lot (frontage less than 180') 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 **164 Concord Road** which is in an R-40 Single Residence District and Aquifer Protection District. **Case #17-22**
- 7:15 p.m.      Application of **Peter and Meghan Parpos** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an addition to a single family residential dwelling that increases the gross floor area by more than 20 % on a nonconforming lot (frontage less than 180') 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 **5 Maguire Road** which is in an R-20 Single Residence District. **Case #17-23.**
- 7:30 p.m.      Application of **Andrew R. Ferguson** for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish a pre-existing non-conforming single family residential dwelling (structure does not meet current setbacks) and rebuild a conforming single family residential dwelling that increases the gross floor area by more than 20 % on a nonconforming lot (lot area less than 20,000 sf) 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, 401.1.6 and Article 8, Table of Dimensional Requirements. The property is located at **22 Parkland Road** which is in an R-20 Single Residence District. **Case #17-24.**

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

Jonathan Sachs, Aida Gennis, Thomas White, David Katz,  
Jim Grumbach, Jason Drori, Linda Segal, Shaunt Sarian.