



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
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JULY 22, 2014
ZONING BOARD OF APPEALS
APPROVED MINUTES

Attending the meeting were E. Michael Thomas, Aida Gennis, Eric Goldberg, Thom White, Michael Connors and Associate Member Shaunt Sarian. Norma Badger was in attendance to take the minutes. Meeting started at 8:20 p.m.

Application of CRAIG GRIFFIN for any necessary approvals, special permit, and/or variance as may be required to change, alter, extend a pre-existing, nonconforming structure by more than 20% (construct a dormer addition) within required front yard setback under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2 and 401.1.3.2, 702, 702.1, 706.1 and 801-Table of Dimensional Requirements (front yard) The property is located at 92 BOSTON POST ROAD which is in a SINGLE RESIDENCE DISTRICT. (14-19)

Panel hearing the matter: E. Michael Thomas, Eric Goldberg, Thom White, Aida Gennis and Michael Connors. E. Michael Thomas will write the decision.

Craig Griffin, the applicant explained to the board that he was looking to put a shed dormer on the back of the house and a dormer on the front. It now has an unfinished attic in front (showed members pictures) and showed the back of the house. One bedroom with walk in closet, bath and office would be added on.

E. Michael asked if there was anyone on the panel that would be against approving, no one spoke. Eric moved to vote that even though the proposal will increase the existing nonconformity, the proposed additions will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use. Michael seconded the motion, all were in favor.

Eric moved to find to grant a special permit and stated that s not against the public interest, nor detrimental or offensive because of noise, vibration, smoke, gas, fumes, odor, dust or other objectionable features and will not otherwise be injurious to the inhabitants or their property or dangerous to the public health or safety and so meets the requirements of the zoning bylaws. He also moved that the special permit be granted with the usual conditions and any and all other approvals, and in conformity with the plans received by the Building Dept on June 13, 2014. E. Michael seconded the motion, all were in favor.

Michael Connors noted that there was no one in public and no one present to comment or oppose.

Application of DANA and TATIANA TANIMOTO for any necessary approvals, special permit, and/or variance as may be required to change, alter, extend a pre-existing non-conforming structure by more than 20% (demolish existing carport and construct new one-car garage) within required front yard and side yard setback under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3, 702, 702.1, 703.2, and 801-Table of Dimensional Requirements (front and side yard). The property is located at 2 MELVILLE PLACE which is in a SINGLE RESIDENCE DISTRICT. (14-20)

No one showed to represent applicant, a phone call was made to the applicant who stated he is out of town, but said he could call his wife and ask her to attend.

Michael Thomas made a motion to continue application to August 26, 2014 at 8:20 and then made a motion to adjourn.

Re-incorporate meeting to approve minute of July 8, 2014. E. Michael Thomas motion to approve minutes, Michael Connors second, Minutes approved. The Board was reminded that it will be meeting with the Planning Board on Tues. Aug. 26 to discuss concerns it has with the Zoning ByLaw.

E. Michael Thomas moved to adjourn, Michael seconded all in favor 5-0.

Adjourned at 8:50 p.m.

August 26, 2014
Approved Date



Norma Badger, Dept. Assistant