



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

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

JANUARY 13, 2015

Attending the meeting were members E. Michael Thomas, Chair, Eric Goldberg, Thomas White, Michael Connors and associate members Shaunt Sarian and Linda Segal. Norma Badger was also in attendance to take minutes. Meeting started at 8:24 p.m.

Application of COLLEEN MCQUEENEY and LINDA PEVERADA for any necessary approvals, special permits and/or variances as may be to change, alter, extend a pre-existing, non-conforming structure by more than 20% (enclose existing deck to construct a three season sunroom) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, and 401.1.3. The property is located at 17 FAIRFIELD ROAD which is in a SINGLE RESIDENCE DISTRICT. (14-29)

Panel hearing the matter: E. Michael Thomas, Eric Goldberg, Thomas White, Michael Connors and Shaunt Sarian. Thomas White will write the decision.

The applicants Linda Peverada and Colleen McQueeney, explained they lived there for over 28 years, had an addition put on years ago and have a deck that they wish to make it into a 3-season porch unheated.

Michael Connors explained the last addition was approved under a special permit, so therefore converting the deck to the porch would have to come back to the zoning board.

Comments from Public: Kevin Courchine, his parents live across the street (18 Fairfield Road) and he owns the property and finds that there is no problem with the addition at 17 Fairfield Road.

Robert Wenstrub, 11 Morrill Drive is a neighbor and has lived there since 1973 and have known the applicants since that time and thinks this addition would be great and to their benefit and to the neighborhood.

Linda asked about the foundation and they said it will be sitting on sono tubes.

E. Michael Thomas asked the board if any comments or objections. Linda asked about the site plan and assumes the smaller sized one came from the other larger one. Applicant said yes and it is the existing footprint of the deck. Applicant also mentioned they had the new septic system put in. Thomas White explained that the plot plan was from the new septic system being put in.

Michael Connors made a motion that the proposal will not increase the existing nonconformity, the proposed addition will not be substantially more detrimental to the neighborhood..... E. Michael Thomas second the motion.... all in favor 5-0.

Micahel Connors made the motion to grant the special permit under section 401.1.1 and move to grant the special permit to conditions, all plans submitted and get any other necessary approvals from other municipal departments....E. Michael Thomas second the motion all in favor.

Other matters:

Minutes of December 9, 2014 E. Michael Thomas moved to approve minutes...Michael Connors second all in favor.

Linda asked if they read the e-mail from Jay regarding Zoning By-Law and they did agree.

Michael Connors motioned to adjourn at 8:32 p.m., Shaunt second..all in favor. 6-0

March 10, 2015
Date Minutes Approved

Norma Badger
Prepared by: Norma Badger