



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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May 26, 2015
Minutes

Attending the hearing was Eric Goldberg, Aida Gennis, Thomas White, Michael Connors and Linda Segal. Hearing started at 8:20 p.m.

Application of SAMUEL and DEANA HANNA for any necessary approvals, special permits and/or variances as may be required to change, alter, extend a pre-existing, non-conforming structure by more than 20% (demolish existing garage and construct a two story addition) within required front yard under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3, 702.1, and 801 – Table of Dimensional Requirements (front yard) The property is located at 19 AMEY ROAD which is in a SINGLE RESIDENCE DISTRICT. (15-05)

Continued from April 14, 2015

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

At the last meeting the board asked the applicant to come back with revised plans with addition not encroaching more into the setback already existing.

The applicant's architect introduced the new revised plan explaining conflict at the last hearing was the closest corner of the proposed plan was 12.7' the revised plan showed 14 feet to the property line. Michael Connors, read the definition of the Bylaw, panel voted 5 yes 0 opposed he further made a motion to except the proposed plan and grant a special permit, panel voted unanimously approved 5-0

There was no one in the audience to object

Application of JOHAN KULLSTAM and ELIZABETH DRISCOLL KULLSTAM 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% (construct two car garage with master bedroom above and mudroom) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3. The property is located at 15 DORAN ROAD which is in a SINGLE RESIDENCE DISTRICT and AQUIFER PROTECTION DISTRICT. (15-07)

Panel hearing the matter: Eric Goldberg, Aida Gennis, Thom White, Linda Segal and Shaunt Sarian, Thom to write the decision.

Eric opened the hearing, by bringing a technical matter that was brought up to the board by Linda Segal; because the property is located in an aquifer protection zone this section of the by-

law had to be listed in the public notice, unfortunately in this case it was not listed, therefore the panel was hesitant to start the hearing due to reasons for appeal.

Elizabeth Kullstam asked if the case could be postponed to the next meeting, Linda asked if she had any preparation regarding the aquifer zone; as far as setbacks are involved; Thom mentioned that there were no setback violations also adding that in aquifer zone the structure should not be any larger than 15% of the total land area.

Linda also asked if there was need for a topo map, the applicant answered by saying they did not indicate the need for topo map/ plan.

The board did not find any issues with the plan except the technicality of the notice. A neighbor asked if the two issues could be separated to start the hearing, the board responded "no" to the question.

Depending on the notice going out by Thursday, May 28, 2015 before the next hearing of June 9 otherwise had to be continued at a later hearing.

The applicant signed an extension to the application that ends at July 8 covering the 14 day decision writing period that follows after the decision outcome of the hearing. Based on the notice going out the case will be continued on June 9 2015 or June 23, 2015.

Application of DR. CAROLINE PINSKY (WAYLAND ANIMAL CLINIC) for any necessary approvals, special permit, variance as may be required for renewal of Special Permit and Variance granted in Decision #10-09 dated April 29, 2010 (to operate an animal clinic) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201 and 203. The property is located at 6 WINTER STREET which is in a SINGLE RESIDENCE DISTRICT. (15-10)

Panel hearing the matter: Eric Goldberg, Aida Gennis, Thom White, Linda Segal and Shaunt Sarian.

Applicant Caroline Pinsky asked to renew her home occupation License Wayland Animal Clinic, for veterinary care.

Eric read the conditions that were part of the previous special permit. During this Eric asked the applicant if there is any change with the upstairs unit, the applicant said no, as a matter of fact it is vacant. The applicant did not want to add or change any of the previous conditions

Eric searched the docket to learn more about the history of the property if at any time if there was homeowner occupation permit, the result was yes, there was a variance found dating back to Dec.14 1973.

For informational purpose; the applicant asked if an application is denied can applicant re-apply. Eric explained the by-law allows If the application is repetitive, an applicant to reapply after two years.

Aida suggested that perhaps there was an intention to have a rental unit on the property so if there was an emergency with any boarded animals a the renter could call 911 or call the vet.

There were no neighbors present for this hearing

Eric suggested not changing any of the previously listed conditions except Condition # 8
Eric read each previously listed condition, afterward he moved to make a motion to the board to
grant the applicants request to renew the special permit to operate veterinary clinic, except
condition 8. There was no need for additional conditions. Thom seconded the motion all in
favor 5-0.

June 23, 2015
Date Minutes Approved

Aida Gennis & Shaunt Sarian
Prepared by: Aida Gennis &
Shaunt Sarian

