



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
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Zoning Board of Appeals Minutes

March 10, 2015

Attending the meeting were Eric Goldberg, Acting Chair, Aida Gennis, Thomas White, Michael Connors and Associate member Argie Shapiro. Meeting started at 8:20 p.m. Norma Badger was also in attendance to take the minutes.

Application of PHILLIP & GLORIA VILLARI for any necessary approvals, modifications, special permits, variances as may be required to renew a special permit for a home occupation (physical & massage therapy) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 104, 201, 203, 901.1.2 and 804-Table of Permitted Accessory Uses by Districts (Use #62). The property is located at 3 WINTHROP ROAD which is in a SINGLE RESIDENCE DISTRICT. (15-03)

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

Eric Goldberg mentioned to the applicant that this application was presented as to renew, modify, a special permit for a home occupation but the renewal date had expired so it should be treated as a new special permit according to the by-laws. Eric asked the applicant, Gloria Villari, if anything had changed. Gloria said the only anticipated change would be fewer hours and noted that nothing else has changed. Eric asked about the hours and Gloria said 7:30 to 5:00 three days a week. Eric asked if she wanted the hours limited to that or would she prefer keeping it as the last special permit; Gloria said she would like to maintain the same hours as before. Argie asked how many clients a week: Gloria responded approximately 20. Michael Connors said on the 09 decision it said no more than 30 and Gloria said she would be fine with keeping the number at that. Gloria explained why she forgot the renewal date. Eric read the criteria of the bylaw for home occupation...everything was in accordance. Keep it 30 clients a week and same hours and expire in 5 years.

Public: No comment.

Michael Connors made a motion to make a finding utilizing ght standard language "that although it ...it will not be more detrimental to the neighborhood" ...Eric second. All in favor 5-0

Proposal is not against the public.....and meets requirement and move to grant special permit subject to the 09 decision reviewed and according to plans and maintain compliance with other municipal boards. Eric second...all in favor 5-0.

Application of NIKLAS and KATHRYN ANDERSSON 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% (demolish existing carport and construct 2-car garage with master bedroom suite above) within required side yard setback under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3.2, 702.1, 703.2, 1604.2 and 801-Table of Dimensional Requirements (side yard). The property is located at 65 GLEZEN LANE which is in a SINGLE RESIDENCE DISTRICT and AQUIFER PROTECTION DISTRICT. (15-02)

Continued from February 24, 2015. Panel hearing matter then was E. Michael Thomas, Thomas White, Aida Gennis, Michael Connors and Argie Shapiro (Eric will mullenize and replace E. Michael Thomas since he will not be able to attend.) Eric Goldberg will write the decision.

Eric explained it was continued from a previous hearing and the applicant re-appeared before the board substituting the originally submitted plan with a new plan which would not encroach into the setback.

The architect submitted the formal plot plan and Eric said the new plans correspond to the plans they showed. Applicant said the BOH had seen the plans as well.

Michael Connors moved to make a finding utilizing the standard language " that although it will increase the nonconform..it will not be detrimental to the neighborhood" ..Thom second all in favor.

Michael Connors moved to grant the special permit not detrimental to the neighborhood and will not be dangerous to public health and move to grant special permit subject to condition, project to be constructed in conformity with the plans of March 2, 2015, applicant shall maintain compliance with anyother municipal boards specifically with the mention of the BOH. Eric second. All in favor 5-0

Other Matter: Michael Connors moved to approve minutes of 1/13/15 and 10/14/14. Thom second. All in favor

Entry judgement to annul the decision which will end the law suit

Thom and Michael motioned to adjourn at 8:40 p.m. Aida second all in favor.

May 12, 2015
Date Minutes Approved

Norma Badger
Prepared by: Norma Badger