



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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June 23, 2015

Minutes

Attending the hearing was Eric Goldberg, Chair, Thorn White, Michael Connors, Linda Segal and Argie Shapiro. Norma Badger was in attendance to take minutes.

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 and 1604.2. The property is located at 15 DORAN ROAD which is in a SINGLE RESIDENCE DISTRICT and AQUIFER PROTECTION DISTRICT. (15-07)

Panel Hearing matter: Eric Goldberg, Thorn White, Mike Connors, Linda Segal and Argie Shapiro. Mike Connors will write the decision.

Barbara Madyi represented the applicants. She explained what type of addition the applicants would like to do. Explained they were in the required setbacks. They moved the garage forward to be within the front setback. They did apply for a new septic and this addition will not alter the number of bedrooms. Eric asked about the setbacks on the plot plan and it showed 72.3 (existing property) and with proposed addition is 72.3. (application had an error in the existing and proposed numbers). The proposed is 72.3.

Linda Segal asked the applicant if they had read the letter submitted by Molly Upton. The applicant was given a copy of the letter submitted by Molly at tonight's hearing. Eric explained that the concern raised was that the addition would not be in keeping within the character of the existing neighborhood and attached a chart showing houses around that area and asking to have the applicant scale down the addition. Eric said the proposed house would not be the largest on the street or the largest in gross floor area and the only nonconformity is the square footage of their lot area. Linda asked where the septic is going, facing house is on left said Barbara. Linda said when she had looked at the house she noticed there was a slope and was not shown on the plot plan and asked if they would have to put in any fill; applicant replied "no", and it is in the Aquifer Protection District which Linda mentioned could have an affect on that. Barbara said there will be some grading. Linda asked about the interior plans, proposed first floor plan, seeing a stair case going down and does this house have a basement. Barbara said It does have a basement but doesn't have a drawing. Thorn said topography is missing and the basement plan is missing and would like to see all the plans. Typically like to see, and there is no mean grade calculations, has some worries about this and in light of the past and other neighbors would like to have a complete package also.

Public Comment: Alan Palevsky, 23 Doran Road. Said been in neighborhood for 25 years and there has been many houses added onto in the past. The neighborhood has been improving and feels this is fine.

• Larry Budnick, 28 Doran Road. Agree that it will be a lovely addition to the road and supports it. Maria Dorr, fully in support of this addition and will be an improvement.

Linda asked the neighbors how the drainage and flooding was in regards to the Aquifer. They all said they have wonderful drainage.

Board would like them to submit the basement plan and topography plan. Eric moved that although the proposal will increase the nonconformity it will not be more detrimental to the neighborhood than the existing nonconforming structure and meets the requirements of by-law subject to the conditions that it be constructed in substantial conformity with plans stamped in 4/24/15 and any other approvals by boards or committees as may be required. Applicant submitted the septic with topography 6/23/15 and basement plan will be submitted to the building department. Thorn second. All in favor 5-0.

Other matters: Moved to approved the minutes of April 14, 2015, May 12, 2015, May 26, 2015 and June 9, 2015.

Zoning By-Law Discussion:

Home Occupation and floor area ratio are the concerns and caused the Planning Board to change that part of the by-law. Hold public forums and other issues, such as Adult Day Care, etc. Give another copy of the issues of the by-law of their concerns. Thorn said as a board they can help establish and give them advice. They don't want to make the wording its just explaining to the Planning Board what their issues are and concerns and the Planning Board should come up with the language. Eric said they should not be editing, proofing, etc. Thorn agreed and said they have made it clear that what is problematic to them. Argie asked how this gets worked on, who actually does the working. Linda explained to Argie that years ago they had money in the budget for an attorney for the by-law and the funds are now gone.

Mike moved to adjourn at 7:40p.m., Thorn second..all in favor

August 11, 2015
Date Approved

Norma Badger
Prepared by: Norma Badger

