



**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**BOARD OF APPEALS**

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

July 14,2015

**MINUTES**

Attending the hearing was Eric Goldberg, Michael Connors, Thorn White, and Associate Member Linda Segal. Norma Badger was in attendance to take minutes. Meeting started at 7:05 p.m.

Eric Goldberg explained to the applicants that there were only 4 members present requiring each hearing to get a unanimous vote of 4-0 or they could wait and continue their hearing until there were 5 members on the panel. Both applicants agreed to go ahead with 4 member panel

Application of LELAND SMITH for any necessary approvals, special permits and/or variances as may be required to renew ZBA Dec. #10-19 dated July 2, 2010 to allow the operation of customary home occupation (sale of antique and reproduction clocks and clock repairs) under the Town of Wayland Zoning Bylaws Chapter 198 Sections 104, 201,203, 901.1.3,804-Table of Permitted Accessory Uses by District (Use #62) and 80S-Classification of Accessory Uses. The property is located at 135 BOSTON POST ROAD which is in a ROADSIDE BUSINESS DISTRICT. (15-14)

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

Leland Smith asked the board to continue his business for another 5 years. Eric mentioned on the last decision there was 5 conditions and read them to the applicant and asked if there were any changes that Mr. Smith would like to edit. Mr. Smith told the board there were no changes.

Public: No comment.

Eric moved to grant special permit to extend the special permit for 5 years and subject to the same conditions.....Michael second. All in favor 4-0.

Application of KATHERINE KELLIHER for any necessary approvals, special permits and/or variances as may be required to add a 14' x 12' deck within side yard setback under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201,203,301, 401.1.2,703.2,1604.2 and 801-Table of Dimensional Requirements (side yard). The property is located at 163 GLEZEN LANE which is in a SINGLE RESIDENCE DISTRICT and AQUIFER PROTECTION DISTRICT. (15-13)

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

Eric explained again to the applicant they need 4-0 vote and asked if they would like to go forward. The applicants agreed to go forward with the hearing.

John Carmody (contractor) represented the applicant and explained they wanted to add a deck to the existing house.

Eric explained there is one setback issue but does not extend the nonconformity and actually is better than the existing nonconformity. John explained to the board that he couldn't move the proposed deck to stay within because it would cover the cellar door. Eric said Aquifer protection district is not being affected. Linda asked where the egress would be and it would be the back door. Letter was submitted from conservation. Linda does not see a problem with it. Michael Connors asked if public: No one from public responded

Eric moved to grant special permit finding that the proposal will increase the nonconformity but not more detrimental.....and grant special permit to be constructed in conformity with the plans submitted. Thorn second the motion. All in favor 4-0.

Other Matters:

Michael motioned to adjourn, Eric second...all in favor 4-0

Meeting adjourned at 7:25p.m.

August 11, 2015

---

Date Approved

Prepared By: Norma Badger