



TOWN OF WAYLAND

MASSACHUSETTS

01778

BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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Minutes

August 11, 2015

Attending the public hearing in Wayland Town Building Selectmen's meeting room were Eric Goldberg, Thorn White, Aida Gennis, Michael Connors and Associate Members Linda Segal and Shaunt Sarian. Norma Badger was in attendance to take minutes. Meeting started at 7:05p.m.

Application of KEDARNATH BANGALORE 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% (construct a family room, dining room, bath addition and open deck) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 302, 401.1.2, and 401.1.3. The property is located at 24 OLD TAVERN ROAD which is in a SINGLE RESIDENCE DISTRICT. (15-15)

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

Kedarnath Bangalore explained that back in 2011 they had come to the Board to add a master bedroom over a garage. They received the special permit approval at that time and completed the addition. Now they would like to do the proposed expansion behind the kitchen. The family room is now the basement and would like to expand the kitchen and make a family room dining room area.

Eric said the nonconformity is frontage and area, but the proposal does not change the setbacks.

Aida asked about the plot plan, showing a proposed second story addition? Applicant said that was the old plot plan from the prior 2011 proposal. Linda said the BOH limited it to 10 rooms and deed restricted to 3 bedrooms. Linda asked applicant if they shared plans with neighbors. Applicant said they did. Eric felt it was in keeping with the house next door.

Public: No one else present. No comment

Michael Connors motioned the Section 203 finding that the proposal is not against the public interest, not detrimental or offensive because of noise, vibration, smoke, gas, fumes, odor or other objectionable features and will not otherwise be injurious to the inhabitants or their property or dangerous to the public health or safety. Thorn second 5-0.

Michael moved to grant a special permit with conditions that it is constructed according to plans submitted and obtaining all other required approvals, and Linda requested the BOH three-bedroom deed restriction be put in the narrative. Thorn second. All in favor 5-0.

Approved minutes for June 23, 2015 and July 14, 2015. All in favor 6-0.

Michael motioned to adjourn at 7:15, Eric second. All in favor 6-0.

January 12, 2016
Date Minutes Approved

Prepared by: Norma Badger

