



TOWN OF WAYLAND
 MASSACHUSETTS
 01778
BOARD OF APPEALS

TOWN BUILDING
 41 COCHITUATE ROAD
 Telephone: (508) 358-3600
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MINUTES
NOVEMBER 17, 2015

Attending the meeting held in the Selectmen's Meeting Room in Wayland Town Building located at 41 Cochituate Rd. Wayland, were members Eric Goldberg, Chair, Aida Gennis, Thomas White, Michael Connors, and Associate Members Linda Segal and Argie Shapiro. Norma Badger was in attendance to take minutes.

Meeting started at 7:13p.m.

16 INDIAN ROAD - JOSEPH AND JESSICA POLIZZOTTI

Application of JOSEPH and JESSICA POLIZZOTTI 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 left portion of house and reconstruct with two-story addition) within required front and side yard setback under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3, 702.1, 703.2 and 801-Table of Dimensional Requirements (front and side yard). The property is located at 16 INDIAN ROAD which is in a SINGLE RESIDENCE DISTRICT and within the overlay of the AQUIFER PROTECTION DISTRICT, Article 16 of the Town of Wayland Zoning By-Law. (15-26)

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

The applicant Joseph Polizzotti explained what they were looking to do. Joseph showed the existing floor plan as is today and told the board they wanted to add a second story but the challenge is the basement. It is a block basement, hollow block foundation and only half of house with crawl space and in order to do a second story addition they would need to demo the existing house (single story part) and pour a full foundation, the garage and living space above would stay and the rest completely demolished and put first floor back and then second story. Joseph Polizzotti said they would be using the same exact footprint and pouring the new foundation in the same exact footprint. Argie asked if it was the original house they are asking to demolish, the applicant said the garage addition is newer. Linda asked if what they are showing is that on file with the Building Department. Joseph Polizzotti said they are the same ones he submitted with the application. Linda mentioned that the septic field is under the driveway, and the distribution box and tank are in the front and wondered how will they stage the construction and equipment for demolition and how will they avoid the septic tank. Joseph said he believes they can get small machinery and also going to bring machines back and take a piece of the retaining wall apart to get the equipment through. Joseph showed and pointed out to board how they would get the equipment in.

Public Comment: Michael Philbin of 8 Indian Road was in support of the project.

Michael Connors motioned that although it will increase the proposed addition will not be more detrimental to neighborhood....and meets requirement of by-law. Conditions, plan submitted and approval of any other boards, Eric second the motion. All in favor. 5-0.

Documents submitted with application: Existing and Proposed Architectural Plans by Joanna Reck dated 9/23/2015, Stamped Proposed Plot Plan by Stephen Melesciuc dated 9/22/2015, and photographs of house dated 9/8/2015.

11 TIMBER LANE-TRACEY AND ANDY O'ROURKE

Application of TRACEY and ANDY O'ROURKE 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 second floor addition) within required front yard under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, and 401.1.3. The property is located at 11 TIMBER LANE which is in a SINGLE RESIDENCE DISTRICT. (15-21) Continued from 10/13/15 (no quorum)

Panel hearing matter: Argie Shapiro, Shaunt Sarian, Aida Gennis. Eric Goldberg and Thomas White. Argie will write the decision.

Applicant, Andy O'Rourke explained to the board that they would like to construct an addition and reconfigure the first floor. Andy said this is very minor changes to the footprint, extending within the perimeters behind garage. Linda asked what the height would be..31.01' Linda asked if they showed the plans to the neighbors and applicants said they did. Thorn said it is very straight forward and increasing within the same footprint.

Eric made a motion to find although it will not be more detrimental and the proposal is not against the public interest....condition...substantial conformity with plans submitted and any other boards or departments. Argie second. All in favor.

Documents submitted with application: Architectural Plans by Elise Braceras Stone dated 6/15/15, Stamped Site Plan by John Hamel dated 8/20/2015, Stamped Proposed Height Plan with calculations for single family dwelling by John Hamel dated 8/20/2015, photographs of house.

169 COMMONWEALTH ROAD-JOSEPH STRAZZULLA

Application of JOSEPH STRAZZULLA for any necessary approvals, modifications, special permits, variances, site plan approvals and/or amendments as may be required to modify previous Z.B.A. Decision including but not limited to Decision Nos. 83-24 dated July 22, 1983 and #87-9 dated June 18, 1987 (redesign pylon sign, building facade upgrade, change location of curb cut and reconfigure parking spaces) under the Town of Wayland Zoning By-Laws Chapter 198. The property is located at 169 COMMONWEALTH ROAD which is in a BUSINESS A AND B DISTRICT. (15-22) Continued from 10/13/15 (no quorum)

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

The applicant, Joseph Strazzulla said this is a 3 part segment.

1.) Signage will stay in the same locations and just changing, it will be almost identical but the lease will be able to pick their final. All the signage will be the same size as is. The only sign smaller will be the Cochitute Village sign. Linda asked about the dimensions. Joe said the inches one was not correct (from the design review), **it will conform** to the preapproved 17' and fitting in the same width and location.

2.) Elevation of new building, overhang with arches, wish to strip that off overhang and altering the facade of Rite Aide and Bank of America. Just doing a façade reface.

3.) Parking lot modification. Copy of site plan and there is another site plan which shows the existing conditions and the proposed conditions. Joseph Strazzulla explained how they could change the curb cut and flow through the parking lot...Spoke about the original reasons and now why they want to change. Cars will only be backed up on private property and not public. Realign the parking and then have the overlay and enhancing the patio in front (restaurant use). There was no discussion about signage for anticipated new tenant because the identity of tenant was not disclosed. Linda asked if they are taking out the seating in the back, and Joseph said yes. Much talk about the outdoor seating.

Linda asked about the outside seating and the exterior parking; what will be put there to stop any patron from being hurt, what would they use for protection for the patrons' outside seating and parking lot traffic. Joe Struzzulla said they could do a stone wall or something natural looking. Joe said he would work that into the design (could be planters). Eric asked about the rest of the parking lot including Donelan's. (realign the painting lines).

Joe said they will be talking about the parking lines, will not diminish the amount of parking spaces and may do parallel parking and then repaint.

Thorn thought this was a good proposed plan.

Eric moved that the first 2 issues would be no relief needed based on information presented and move to grant the requested amendment for the reconfiguration of the parking lot and there is a provision of the bylaw which relates to restaurants/businesses..and read it out. Outside seating / have appropriate barrier in parking lot and allow the reconfiguration of the parking lot. Aida pointed out section of the bylaw... **1103.1** area, yard and bulk. Eric said they do not have to stress out over it.

Michael Connors second...all in favor

Documents submitted with application: Stamped As Built, Existing, and Proposed Site Plans by Drake Associates Inc. dated 11/19/14 and 9/4/15 respectively, Elevation Sketch by Designers Architects Development Advisors dated 4/2/15, Sketches of Total Proposed Overall HGT of signage for Rt. 30 & Rt. 27, photographs of the signage and views from parking lot.

Michael Connors motioned to adjourn at 8:23p.m., Aida second. All in favor.

January 24, 2017

Date Minutes Approved


Prepared by: Liz Reef