



TOWN OF WAYLAND
 MASSACHUSETTS
 01778
BOARD OF APPEALS

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

MINUTES
December 15, 2015

Attending the meeting held at 7pm in the Selectmen's Meeting Room in Wayland Town Building located at 41 Cochituate Rd. Wayland, were members Michael Connors, Aida Gennis, Thomas White and Associate Member Shaunt Sarian.

Public Comment: No members of the public provided comment.

Application of **NIKOLAI BEGG** and **SOPHIA DIAMOND** for any necessary approvals, special permits and/or variances as may be required to construct an 8-foot high fence within front yard setbacks under the town of Wayland Zoning By-Law Chapter 198 sections 201, 702.1, 702.4 and 198-801 Table of Dimensional Requirements (front yard). The property is located at **112 GLEZEN LANE** which is in the Single Residence District and Aquifer Protection District. Case # 15-28.

Panel: Michael Connors, Aida Gennis, Thomas White and Shaunt Sarian. Aida will write decision.

Michael Connors was acting Chair and explained to the Applicant that with only four panel members present the vote would have to be unanimous. The Applicant wished to proceed with only the four members present.

Applicant explained that house is situated on corner of Concord Road and Glezen Lane. House is set on hill above roads. Glezen used as pass through street with line of cars extending past driveway on both sides of Concord Road. Applicants seek relief to replace existing 6-foot fence with natural cedar 8 foot fence to shield view of cars. Dip in grading reduces effectiveness of existing fence. Applicants explained that 8-foot fence at existing grade would be equivalent of 6 foot fence at level grade. Applicants confirmed with DPW that fencing would not interfere with site lines at stop sign. Applicants estimate corner section along diagonal to be about 50 feet in length. Fence runs adjacent to the tree line.

Thom questions whether fence greater than 6 feet in height must comply with setback requirements. Aida asked when existing fence was constructed. Aida and Shaunt asked whether Applicants could raise the grade where corner dips to then construct a 6-foot fence by right.

No members of the public spoke for or against the proposal.

By unanimous vote of 4-0, Board approves request to withdraw application without prejudice to consider alternative solutions, waiving any refiling fees.

Documents submitted with application: Certified Plot Plan by VTP Associates Inc. dated 9/12/95, Appendix B & C – Proposed Work.

Application of **PAUL and IRENE PARESKY** for any necessary approvals, special permits and/or variance as may be required to change, alter, extend a pre-existing, non-conforming structure by more than 20% (construct a one-story single bay garage) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 301, 401.12 and 401.13. The property is located at **12 CHARLES STREET** which is in a Single Residence District. Case #15-29.

Panel: Michael Connors, Aida Gennis, Thomas White and Shaunt Sarian. Michael will write decision.

Michael Connors was acting Chair and explained to the Applicant that with only four panel members present the vote would have to be unanimous. The Applicant wished to proceed with only the four members present.

Applicant's architect appeared together with Applicant. Adding only 240 square feet. Therefore, proposal will not extend the existing structure by more than 20%. However, relief is required based on a previous increase in gross floor area. Property is conforming to side yard setback. Front yard, frontage and rear yard setbacks nonconforming but proposal will not make any of the nonconformities any worse. Seeking to add a third garage bay to the rear.

No members of the public spoke for or against the proposal.

By unanimous vote of the Board, the Board made the required finding that the proposal will not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood and granted the requested special permit with conditions as reflected in the Decision.

Documents submitted with application: Certified Plan Showing Existing Conditions Septic and Proposed Addition by D. O'Brien Land Surveying dated 10/22/15, Existing and Proposed Plans by D. Michael Collins Architects dated 11/6/15.

Application of **JOHN and NATALIE GRABILL** for any necessary approvals, special permits and/or variance as may be required to change, alter, extend a pre-existing, non-conforming structure by more than 20% (construct second story addition over existing space) under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 301, 401.12 and 401.13. The property is located at **62 RIVERVIEW CIRCLE** which is in a Single Residence District and Aquifer Protection District. Case #15-30.

Panel: Michael Connors, Aida Gennis, Thomas White and Shaunt Sarian. Thom will write decision.

Michael Connors was acting Chair and explained to the Applicant that with only four panel members present the vote would have to be unanimous. The Applicant wished to proceed with only the four members present.

John Grabill appeared to present application. Proposal is to extend two existing rooms by expanding into attic area. No changes to footprint. No changes to number of bedrooms. Roofline will remain the same.

No members of the public spoke for or against the proposal.

By unanimous vote of the Board, the Board made the required finding that the proposal will not be

substantially more detrimental than the existing nonconforming structure or use to the neighborhood and granted the requested special permit with conditions as reflected in the Decision.

Documents submitted with application: Certified Plot Plan by Drake Associates Inc. dated 12/7/10, Existing and Proposed Plans by JCB Design Services dated 4/22/14, Photographs of House.

Meeting adjourned.

April 11, 2017
Date Minutes Approved


Prepared by: Eric Goldberg, Chair