



TOWN OF WAYLAND
 MASSACHUSETTS
 01778
BOARD OF APPEALS

TOWN BUILDING
 41 COCHITUATE ROAD
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MINUTES
February 23, 2016

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

Public Comment: No members of the public provided comment.

Application of **STEPHEN and SANDRA COY** for any necessary approvals, special permits and/or variances as may be required to change, alter or extend a pre-existing non-conforming structure to demolish existing family room and construct new family room, porch and deck addition within the required front yard setback under the town of Wayland Zoning By-Law Chapter 198 sections 201, 203, 401.1.2, 401.1.3, 702 and 801 Table of Dimensional Requirements (front yard). The property is located at **14 HAWTHORNE ROAD** which is in a Single Residence District and Aquifer Protection District. Case #16-01.

Panel: Eric Goldberg, Aida Gennis, Michael Connors and Thomas White. Aida Gennis will write decision.

Matter was continued from February 9, 2016 due to lack of quorum.

Eric explained that only four Board members were present and therefore decision must be unanimous to approve application. Applicant elected to go forward with four Board members.

Applicant explained project and provided history of neighborhood. Existing house built in 1960. Applicants moved in in January 1985 and haven't done any work on house other than repairs. Board reviewed plans and site plan. Modest addition of only 243 square feet.

No members of the public spoke for or against the proposal. Applicants shared their plans with neighbors who expressed support.

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.

Discussion followed vote concerning whether Applicants could make any insubstantial changes to the approved plans due to budget concerns.

Documents submitted with application: Existing and Proposed Architectural Plans by Neprud & Associates LLC dated 11/27/15, Certified Site Plan by Drake Associates Inc. dated 11/23/15.

Application of **JOSEPH DORR** for any necessary approvals, special permits and/or variances as may be required to demolish a pre-existing non-conforming single family dwelling and construct a new single family dwelling within required front and side yard setbacks under the town of Wayland Zoning By-Law Chapter 198 sections 201, 203, 401.1.2, 401.1.6, 702, 703, 1604.2 and 801 Table of Dimensional Requirements (front and side yard). The property is located at **10 CHESTNUT ROAD** which is in a Single Residence District and Aquifer Protection District. Case #16-02.

Panel: Eric Goldberg, Aida Gennis, Michael Connors and Thomas White. Eric will write decision.

Matter was continued from February 9, 2016 due to lack of quorum.

Eric explained that only four Board members were present and therefore decision must be unanimous to approve application. Applicant elected to go forward with four Board members.

Present with Applicant is Attorney Peter Barbieri of Fletcher Tilton along with Applicant's structural engineer.

Board had previously scheduled a site visit. Eric Goldberg and Michael Connors viewed the property together with Applicant's structural engineer. Eric reported on observations. Existing house and flooring essentially being held up by several temporary, strategically placed footings in dirt crawl space in basement. But for temporary footings house would likely not stand. Also on site was a detached barn. Structural report and photographs show condition of property. Roof cannot support heavy snow loads, extensive water damage and other structural issues. Property is beyond repair. Plan is to construct new two-story dwelling with basement. Plans take into account impervious surface requirements and new dwelling will improve upon side yard setbacks.

Several members of the public appeared and spoke in favor of the proposal. Applicants also submitted supporting letters from abutters.

Board commended Applicant on completeness of submission. By unanimous vote of the Board, the Board made the required finding that the existing structure has been damaged or destroyed by natural or other involuntary causes and thus meets requirement for demolition under 401.1.6, and further that 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 2/28/15, Existing and Proposed Architectural Drawings, Structural Engineer's Report by Missak V. Barsoumian, P.E. dated 9/23/15, Photographs of House.

Meeting adjourned.

April 11, 2017
Date Minutes Approved


Prepared by: Eric Goldberg, Chair