



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
JULY 12, 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, Thomas White, Aida Genis, and Associate Members Jason Drori, Shaunt Sarian and Linda Segal. Audio recorded by WayCam.

No public Comment

Eric reads the legal notice from the agenda for case 16-10.

32 WOODLAND ROAD – MICHAEL ARNELLA

Any necessary approvals, special permits, and/or variances as may be required to allow a addition of a front mud room within front setbacks under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 702, 703 and 801-Table of Dimensional Requirements (front yard) The property is located at 32 WOODLAND ROAD, which is in a SINGLE RESIDENCE DISTRICT. Case #16-10

Panel: Eric, Thomas, Shaunt, Jason, Linda. Thomas will be writing decision.

At the start of the hearing Eric indicates that only 4 members are present at and the applicant has the decision to proceed with only 4 members instead of 5, but cautions that a unanimous vote to approve the project would be required. Just as the presentation was about to start, Associate member Shaunt Sarian arrived to complete the 5 member panel.

The Board heard the applicants presentation and noted several problems with the application.

- The Zoning Board of Appeals Application was incorrectly filled out and incomplete. The setback and frontage dimensions were listed in the wrong table and the other setback dimensions as well as the Gross Floor Area were left blank.
- The plot plan provided by the applicant was not clear with respect to the front yard setback dimension.
- The applicant indicated that the plans submitted depicted more stairs in front of the proposed addition than were necessary and agreed to modify the plan during the hearing to show that only 1 step was required to access the mudroom, not the 5 steps shown on the submitted plans.

The Board discussed the proposal and noted that this project presented a challenge since it requests a new non-conformity be added to the property where one does not currently exist.

Eric recommends the project be continued to the next hearing to allow for the plan to be updated and the problems with the application corrected.

The Board agreed to continue this application in the next hearing scheduled for July 26, 2016.

Documents submitted with this application: Sheet F-1 dated 5/31/2016 and date stamped, "Received Town of Wayland Building and Zoning Dept, June 10, 2016"

106 MAIN STREET – WAYLAND HOUSING AUTHORITY

Eric noted the applicant requested a continuance for this case.

Eric read the official notice for this case.

Application of **Wayland Housing Authority** for any necessary authorizations to modify a Comprehensive Permit (#80-38) and approvals, findings, special permits and/or variances and/or modifications as may be required by the Zoning Board of Appeals, to add a Smoking Shed within the front yard set-backs under MGL 40B section 21 and the Town of Wayland Zoning By-Laws; Chapter 198 sections 201.1.1, 203, 702.1 and 802 Table of Permitted Uses. The property is located at **106 Main Street** which is in a R-20 Single Residential District. Case #16-06 (cont'd)

Linda noted the panel for the case consisted of Eric, Thom, Linda, Aida , Shaunt

Linda noted that the applicant emailed the Board officially requesting the continuance because they had a conflict.

Linda noted that the Board had received emails from the historical commission and several concerned residents.

The Board agreed to continue this application in the next hearing scheduled for July 26, 2016.

No documents were submitted with the application.

29 CASTLEGATE ROAD – NASH QUADIR

Eric asked before the hearing was opened, to clarify this application was in fact a totally new application for a similar project on the same lot that had been before the ZBA previously. The applicant confirmed this is the case.

Since the Board was familiar with past iterations of this project and it involved demolition of an existing house Eric asked the Board if it made sense to wait for Aida to hopefully arrive to provide continuity (having had past experience with the previous iteration) on the panel that would be formed to take up this application.

Aida arrived and Eric set the panel and agreed to keep the discussion of the demolition piece brief since the Board had extensively reviewed the demolition of the existing structure as part of the previous iteration of this project.

Panel: Eric, Thomas, Aida, Shaunt, Linda, Eric will be writing the decision.

Eric read the legal notice for case # 16-11.

Application of NASH QUADIR for any necessary approvals, special permits, and/or variances as may be required to demolish a preexisting, nonconforming single-family dwelling and construct a new single-family dwelling within front and side yard setbacks under the Town of Wayland Zoning By-Laws Chapter 198 sections 201, 203, 401.1.2, 401.1.6, 702, 703, Article 16, and 801 Table of Dimensional Requirements (front and side yard). The property is located at 29 CASTLEGATE ROAD, which is in the Single Residence District and Aquifer Protection District. Case # 16-11

Eric summarized the new application as a reworking of the design for the new house based in the feedback from the Board and the neighbors received under the previous version.

Eric also summarized the Boards review of the proposed demolition from the previous version and the Board did not take up any new concerns about the demolition.

The applicant presented the plans for the proposed new 2 bedroom house with a lower roof height, reoriented street façade and no living space on the attic level.

The Board asked a series of questions regarding the drawings and details submitted and expressed concern about the design.

Abutter Lynn Dowd Raised concerns about the size of the proposed structure and its proximity to the property line.

Several members of the Board voiced concerns about the mass and scale of the proposed structure and indicated that the proposed structure appeared too large for the size of the lot.

Abutter Lynn Dowd raised concerns about the applicants proposed septic system excavation might interfere with the root structure of several mature trees on her property. Eric noted this was a concern, however it was not a matter that the Board could condition as part of any approval since the septic system approval was granted by the Board of Health already and not regulated by the Board.

Shaunt asked the applicant if, before the Board were to vote on the project, he was interested in making any changes to the proposed design and continuing the hearing to a further date.

The applicant in turn asked if the Board could provide any guidance on what type of proposed project might receive a favorable response since they had been attempting with several past versions to get approval for this project. The Board indicted that it could not provide a direction for the design but did indicate what other applicants have supplied for supplemental materials (renderings, models, photographs with the new house superimposed)

Aida indicted that the proposed house was too substantial an increase in bulk and the configuration further exaggerated the apparent size and would be a massive increase in the non-conformity.

No additional members of public asked to be heard.

The applicant indicated he will further refine the design and requested a continuance to the September 13th hearing.

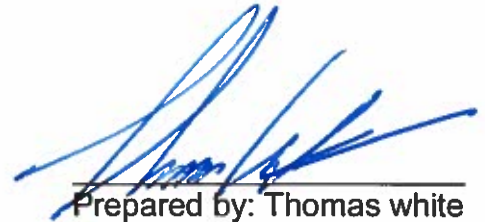
Documents submitted with application: Certified Plot Plan by Larry R. Sabean dated 2/18/2016, Certified Building Plot Plan by Larry R. Sabean dated 6/7/2016, Architectural Plans by KUQ Construction, LLC dated 2/5/2016 Sheets A1-A4 & S1, Architectural Plans by KUQ Construction, LLC dated 6/5/2016 Sheets A1-A4.

Other business:

Linda made a motion to approve the meeting minutes from June 14, 2016. Thomas seconded and the Board voted to approve. Linda also indicated that she had a conversation with the Finance Committee and the Planning Board inquiring about the process involved with a possible rewrite of the portions of the bylaw to clean up poor and conflicting language.

Meeting adjourned at 9:00 p.m.

April 11, 2017
Date Minutes Approved


Prepared by: Thomas white