



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
TELEPHONE: (508) 358-3600
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MINUTES
August 9, 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, Jonathan Sachs, and Associate Members Jason Drori, Shaunt Sarian and Linda Segal. Audio recorded by WayCam.

Applicant: 8 Lodge Road – Christopher and Catherine Pierson (Application No. 16-12)

Application for: Any necessary approvals, special permits and/or variances as may be required to construct a new single family addition and 2nd story addition within existing setbacks under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 301, 401.1.2, 401.1.6, 702, 703 and Article 16 and 801-Table of Dimensional Requirements (existing setbacks). The property is located at 8 LODGE ROAD, which is in a SINGLE RESIDENCE DISTRICT.

Panel: Eric, Aida, Jonathan, Jason, Linda. Eric writing decision.

Christopher Pierson described proposed project including proposed addition and razing existing garage. Eric confirmed with Mr. Pierson that Board of Health approval had been obtained.

Discussion regarding side yard encroachments. Conclusion that side yard encroachments are not increased. Discussion regarding trees and screening.

Discussion regarding height of 28.5.

Linda inquired as to construction staging. Mr. Pierson explained that razing garage will accommodate construction of equipment.

Kelly Roger, 6 Lodge Road, expressed concern as to close proximity of houses on street and potential privacy and sunlight issues. Ms. Roger suggested setting house farther back from the street. Mr. Pierson discussed challenges in siting due to septic.

Eric states that height proposed is not violative of zoning bylaw and second stories are permitted by the zoning bylaw.

Discussion regarding potential reduction in size or height of project.

Linda asks if everyone has visited site. Jason and Jonathan indicated that they have not seen house.

Continued to August 23, 2016 to accommodate site visits.

Extension form executed.

Documents submitted with application: Certified Existing and Proposed Plan by D. O'Brien Land Surveying dated 4/12/16, Photos, Certification of Existing Title 5 System by Samiotes Consultants Inc. dated 6/24/16, Architectural Design Plans by LA&P dated 3/8/16 and 7/7/16.

Applicant: 10 Apache Trail- Nick Sabella as authorized by Maura Shaughessy and Bernie Roeganaver (Application No. 16-13).

Application for: Any necessary approvals, special permits, and/or variances as may be required to allow a 3 season unconditioned addition within a side yard setback under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 702, 703 and 801 — Table of Dimensional Requirement (side yard). The property is located at 10 Apache Trail which is in a SINGLE RESIDENCE DISTRICT.

Panel: Shaunt, Aida, Eric, Jonathan and Linda.

Eric mentions question previously raised as to Shell Oil easement requires notice to holder of easement. Eric indicates that Town Council advised him that notice to the easement holder is not required. Eric notes question as to setback issue as to line of easement. Eric states that Building Commissioner advised Eric that setbacks do not relate to easement lines.

Anita Rogers, architect, and Nick Sabella, contractor, present proposed project. Required side yard setback is now encroached due to change in bylaw since original construction. The proposed project contemplates expansion of an existing porch toward front yard along same side yard line as encroachment. The side yard encroachment is not increased as to side yard, but is extended toward street and front yard. Cantilevered bay windows are to be installed toward side yard, but are not considered for side yard measurement and therefore do not increase the encroachment.

No members of the public asked to be heard.

Chairman moved that Board make required findings. Unanimous vote for approval.

Documents submitted with application: Photos of Existing Screen Porch, Certified Proposed Plan by Claude Miquelle Associates dated 9/30/88 and revised 10/26/88, Certified Site Plan by John Hamel dated January 21, 2016.

Other business: None

Meeting adjourned at 8:00 p.m.

February 28, 2017
Date Minutes Approved


Prepared by:

Jonathan M. Sachs, Member Zoning Board of Appeals