



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
September 27, 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, Thomas White and Associate Members Jason Drori and Linda Segal. Geoff Larsen, Building Commissioner & Zoning Enforcement Officer also attended. Audio recorded by WayCam.

12 CASTLE ROAD – DARYL QUINN

Application of DARYL QUINN for any necessary approvals, special permits and/or variances as may be required to construct additions (2nd story & lateral and rear deck) and alterations to an existing single family dwelling within a pre-existing, non-conforming lot (lack of lot area & frontage) in a side yard setback and increasing the existing gross floor living area more than 20% under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3, 401.1.3.2, 703.2 and 801 – Table of Dimensional Requirement. The property is located at **12 CASTLE ROAD** which is in a **SINGLE RESIDENCE DISTRICT** and **AQUIFER PROTECTION**. (16-18)

Documents submitted with application: Stamped existing and proposed plans by Kunz Associates dated 5/10/2016. Certified site plan by Sullivan Surveying Company, LLC, dated 5/6/2016.

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

The proposal includes a two-story addition and rear deck within a pre-existing non-conforming lot. Existing side yard setback is 13.7 feet, proposed is 13.2 feet. Rear yard setback is conforming. Existing gross floor area is 1,590 square feet. Proposal will add 300 square feet.

No members of public asked to be heard.

Chairman moved that Board make required findings. Approved by unanimous decision.

150 MAIN STREET – PHILIP MARTINO

Application of Philip Martino to Appeal the decision of the Building Commissioner/Zoning Enforcement Officer for the issuance of the building permit for CVS dated July 19, 2016, under the Town of Wayland Zoning Bylaws, Chapter 198, Sections 201 and 203, 604.9.1 and M.G.L. Ch. 40A. The property is located at **150 MAIN STREET**, a portion of said property is in a R20 Single Residence District and a portion of said property in a Business A District. (16-19)

Town Counsel Mark Lanza, present for hearing. Philip Martino requested continuance due to ongoing discussions to resolve dispute with developer. Board rescheduled hearing for November 29, 2016. No panel was set and no testimony was taken.

150 MAIN STREET – NANCY LEIFER

Application of **NANCY LEIFER** to Appeal the decision of the Building Commissioner/Zoning Enforcement Officer for the issuance of the building permit for CVS dated July 19, 2016, under the Town of Wayland Zoning Bylaws, Chapter 198, Sections 201 and 203, 604.9.1 and M.G.L. Ch. 40A. The property is located at **150 MAIN STREET**, a portion of said property is in a R20 Single Residence District and a portion of said property in a Business A District. (16-21)

Ms. Leifer explained that she did not receive notice of hearing by mail. Town Counsel explained notice requirements. Board determined that Ms. Leifer was entitled to notice of hearing by mail and continued the hearing to November 29, 2016. No panel was set and no testimony was taken.

10 SUNSET ROAD – MATT KOSKO

Application of **MATT KOSKO** for any necessary approvals, special permits and/or variances as may be required to construct additions (2nd story & full basement) to an existing single family dwelling within a pre-existing, non-conforming lot (front & rear setbacks) and increasing the existing gross floor living area more than 20% under the Town of Wayland Zoning By-Laws Chapter 198 Sections 201, 203, 401.1.2, 401.1.3, 401.1.3.2, 703.2 and 801 – Table of Dimensional Requirement. The property is located at **10 SUNSET ROAD** which is in a SINGLE RESIDENCE DISTRICT and AQUIFER PROTECTION. (16-24)

Documents submitted with application: Stamped existing and proposed plans by JK Development Group dated 7/21/16. Certified proposed plot plan by Summit Surveying Inc. dated 7/5/16

Panel: Thomas, Eric, Aida, Linda and Shaunt. Eric writing decision.

Applicant explained more space needed to accommodate family. Proposed 12 ½ by 20 feet addition. Board determined that proposal complied with aquifer protection district requirements.

No members of public asked to be heard. Chairman moved that Board make required findings. Approved by unanimous decision.

Other business:

Board conferred with Building Commissioner about the 2016 Annual Report. Board expressed concerns about clerical matters. Expressed need to catch up on approving minutes once new clerical staff is hired.

Meeting adjourned at 8:55 p.m.

January 24, 2017
Date Minutes Approved


Prepared by: Liz Reef