



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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**AMENDED MINUTES
JANUARY 24, 2017**

Attending the meeting held 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 Member Linda Segal. Geoff Larsen, Building Commissioner & Zoning Enforcement Officer also attended. Liz Reef was in attendance to take the minutes. Audio recorded by WayCam. The meeting started at 7:05pm.

Eric reads the legal notice from the agenda for case 17-01. Jonathan will write the decision.

20 KING STREET-RAJASHEKAR R.RAVULA

Application of Rajashekar R. Ravula for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish an existing single family dwelling and rebuild a single family dwelling on a pre-existing, non-conforming lot that is less than 55' from the centerline of the right of way that also changes (increases) the existing gross floor living area by more than 20% under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 104.2, 201, 203, 401.1.2, 401.1.3, 401.1.3.2, 401.1.6, and Article 8. The property is located at 20 King Street which is in a R-20 Single Residence District.
Case #17 01.

Eric tells the applicant, Raj, that with the demolition of a house, they follow a procedure which is a site visit before they move forward on talking about the house. Eric tells Raj that the board doesn't deliberate at the site visit. All five members present agree to be at a site visit on Tuesday, January 31st at 8am. Eric tells Raj that it would be helpful to have structural engineering plans before the site visit.

Eric schedules Raj's case for the ZBA meeting on February 28, 2017. He has Raj sign an extension form that extends the meeting date until March 14, 2017 if needed.

Raj asks Eric if in the future it can be made known ahead of time to applicant that a demolition will need a site visit prior to the board deliberating about the case. Eric took note with a nod.

Other business:

Eric mentions to Geoff that he notices a copy of procedures for ZBA policy for making application dated August 2016 is in board's packet. Geoff agrees, says it's in the policy book at the building department counter and it was cc'd to Town Counsel and ZBA back in August.

Eric suggests that Rules and Regulations should be vetted by Town Counsel. Geoff says he can help to facilitate that with Town Counsel.

Board looked over proposed updates to the ZBA application. Geoff says he wants the applicant to own the process, not the building department.

Linda asks if Town Counsel might have a template for a narrative for the application. Aida says the board has always been applicant friendly since she's been on the board. Jonathan says he thinks Town Counsel should weigh in on this. Thomas says in Lexington and other towns they have the applicant do the work of filling out a complete application.

Thomas says he would love to see a job posting for a ZBA clerk posted in a month. He says this is the only ZBA board that doesn't have a dedicated clerk.

Regarding some of the missing minutes from 2015 & 2016, Linda says she made edits to the draft minutes. Eric asks if the board can take a few minutes now to go over the draft minutes with Linda's edits. The board agrees and the board moves to vote the minutes approved for 11/17/15, 11/24/15, 12/8/15, 2/9/16, 9/27/16, and 10/18/16, once the edits are made and the corresponding documents for each case are listed in the minutes. Liz agrees to make the edits and find the corresponding documents and include them in the minutes.

Geoff asks if we are supposed to size down the transcript of the November 29, 2016 meeting and turn them into minutes. Eric says yes.

Eric makes motion to approve draft minutes from January 12, 2017 meeting. All in favor...Yes 5-0.

Other Business:

Eric asks Geoff about 110 Grill. Geoff asks Eric about illumination and lighting. Eric says both, and signage. Geoff says 11/6/15 doesn't talk about lighting. Eric says internally illuminated lights and blowing signs are prohibited by By-Laws. Eric says that the concern is that they never came to the board for the signage and lighting.


Aida says there was a violation of that Decision and that installation of a sign was never permitted.

Eric says what matter is that what was installed is in conflict with the condition of the Decision. Eric says there are two signs on facade of building that are not permitted. He says they never asked for relief which they needed because there was already more than 40 square feet aggregate of signage on property.

Eric says the only request to the board was to alter the aesthetics of the building facade. He says they were within their right to make aesthetic changes to facade but that is independent of tenant signage. Eric says it's irrelevant whether it's internally illuminated or not internally illuminated. He says what matters is there is an installation of a facade that was never brought to the board's attention, and it was supposed to have been brought to their attention.

Eric makes motion to adjourn. All in favor...Yes. Meeting adjourned at 8:41p.m.

February 28, 2017
DATE AMENDED MINUTES APPROVED


Prepared by: Liz Reef