



**TOWN OF WAYLAND**  
MASSACHUSETTS  
01778  
**BOARD OF APPEALS**

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3600  
FAX: (508) 358-3606

**MINUTES**  
**FEBRUARY 14, 2017**

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, Jonathan Sachs, Thomas White, and Associate Member Shaunt Sarian. Liz Reef was in attendance to take the minutes. Audio recorded by WayCam.

**48 EDGEWOOD ROAD – 9 SHORE ROAD REALTY TRUST**

Application of **9 Shore Road Realty Trust** for any necessary approvals, findings, special permits and/or variances as may be required in order to remove an existing single family dwelling to the existing foundation and reconstruct a single family dwelling on a pre-existing, non-conforming lot (lack of frontage and square footage) that is less than 30 feet from the front yard property line and 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 **48 Edgewood Road** which is in a R-20 Single Residence District. **Case #17-02.**

Eric opens meeting and reads the legal notice for case #17-02. He explains to the applicant that there are only four members of the board present, and they need five members to have a full panel.

Eric tells applicant that for a demolition the board needs to do a site visit and they need to agree that the house should be torn down. Eric asks applicant if he has a structural engineers report. Applicant says no and that it's not really a tear down. He says the 42x20 footprint will stay the same.

Eric tells applicant that if the board agrees the house should be a tear down, that it will give the applicant more flexibility as to what can be done with the project.

Eric says that the board doesn't have to do a site visit but in practice they do it because it helps them with their process. Applicant says he wants to go the fastest route possible to get the work done. Eric tells the applicant that if he wants to proceed with the project as a reconstruction and renovation, that since there are only four members of the board present, he will need to get a unanimous vote.

Eric asks if anyone from the public is here for this case. Federica Ponce, of 44 Edgewood Road, says she's a neighbor and is here because she's curious as to what is happening next to her house.

Eric says to the applicant that you are going from 871 Sq. feet to 3200 Sq. feet (which includes the basement), and that is an enormous jump. Shaunt asks what the proposed building height is. Applicant says 24 to 28 feet total. Applicant says that even with these proposed increases in square footage and height, it still won't be the biggest or tallest house on the street.

Eric pulls up google maps on his phone to have the applicant point out which house it is. Shaunt asks the applicant if he has specific approval for a four bedroom. The applicant says yes. Eric asks the applicant if he has communicated with the neighbors to the right of him. He says yes and that they told him they want to do something similar with their house to make it high efficiency.

The neighbor present, Federica Ponce, says it sounds like it will be a big house on a small plot of land. The Applicant shows the neighbor the proposed site plan to explain it to her. Eric says that looking at the proposed elevation that this house will loom over the house on the other side. The applicant reiterates that with the proposed plan, the house would still be shorter than other houses on the street.

The applicant says he'd like to go forward with the hearing as a reconstruction and renovation project. Eric says withdraw request for demolition and don't take down four walls and leave the foundation. The applicant says yes.

Panel: Eric, Jonathan, Thomas, Shaunt. Thomas is writing decision.

The applicant says he is adding a 2<sup>nd</sup> story to the existing footprint, adding 500 Sq feet to the basement, and 576 Sq. feet over the garage. He says the porch is staying as is, and the length of the driveway won't be as long. Eric says he'd like to see the driveway pulled off the property line as a courtesy to the neighbors.

Eric makes motion to grant special permit to expand and renovate, with exceptions that the deck that is noted on proposed site plan dated 1/17/17 will not be constructed, and the driveway extension on proposed site plan be omitted. Eric has applicant revise site plan, which he does at the hearing.

All in favor...Yes, 4-0.

Documents submitted with application: Photographs of current house and garage, Certified Site Plan by Snelling & Hamel Associates, Inc. dated January 17, 2017, Stamped Existing Floor Plan and Elevations by SA2 Studios dated December 19, 2016 and Stamped Proposed Floor Plan, Basement and Elevations by SA2 Studios dated December 19, 2016.

Other business:

Raj Ravula (Case 17-01) asks the board if they can hear his case tonight instead of waiting until his scheduled continued hearing date on February 28, 2017. Eric says no because all the board members assigned to the panel for his case aren't present tonight.

Eric makes a motion that the board approve draft minutes from 8/23/16, 9/13/16, and 1/24/17. Thomas seconds. All in favor...Yes.

Jonathan asks that when an applicant is doing a demo, can the board ask to see if the applicant has liability insurance. Eric says he thinks it's okay to ask before they do a site visit, and have the applicant submit a copy of insurance to the board. If the applicant doesn't have insurance, board members can choose not to attend the site visit.

Eric motions to adjourn meeting. All in favor...Yes.

Meeting adjourned at 7:59 p.m.

February 28, 2017  
Date Minutes Approved

Liz Reef  
Prepared by: Liz Reef