



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
FEBRUARY 28, 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 Jason Drori. Carolyn Murray, esq. from KP Law, Town counsel for Wayland was in attendance. Liz Reef was in attendance to take the minutes. Audio recorded by WayCam. The meeting began at 7:03pm.

No Public Comment

Eric motions to approve draft minutes from 8/9/16 and 2/14/17. Thomas seconds, all in favor...Yes.

Eric reads the legal notice from the agenda for case 17-01 which is continued from January 24, 2017. Eric will write the decision.

Panel: Eric, Aida, Thomas, Jonathan, Jason.

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 (Cont'd)

Eric tells applicant that the board needs to find existing house damaged or destroyed by natural or involuntary causes to allow demolition of the house.

Eric discusses what the board saw at the site visit regarding the state of the existing house. Eric says the house is habitable but a challenging house, and is sure to present more structural problems over time. Thomas says that the lack of foundation on one side of the house is a severe problem.

Eric asks applicant to tell the board why he wants to take down the existing house. Raj, the applicant, says he agrees with what the board said about what they saw during site visit and he wants a safe place to live with his family.

Kevin Courchine of 15 Mitchell Street, and Alton Webb of 21 King Street, spoke about the condition of the existing house.

Thomas says the fact there is no foundation on one side of the house makes it dangerous and says it's a damaged structure.

Eric says he's satisfied that the structure can be demolished.

Paul DeSimone of Colonial Engineering, submits Certified Revised Proposed Plan of structure to the board. Title 5 design has been approved by the Board of Health.

Eric says the new house will be less non-conforming than the existing house.

Kevin Courchine of 15 Mitchell Street, says Raj has always showed him and his wife the plans of what he attends to do and Raj is the kind of person he'd like as a neighbor.

Eric makes motion to find existing house eligible for demolition, and to grant special permit for a new house to be constructed. Aida seconds, all in favor...Yes.

Documents submitted with application: Certified Proposed Plan and Certified Revised Proposed Plan by Colonial Engineering, INC. dated 10/12/16 and 2/21/17 respectively, Architectural Drawings by AHO Development Corp., Certified Structural Engineer's Report by GP Associates dated 1/29/17, Existing Structure Layout, Home Inspection packet by Stephen Home Inspections dated July 26, 2016, Photographs of the house.

Other business: Discussion and deliberation of response to Open Meeting Law complaint filed by George Harris.

Carolyn, Town counsel, discusses the Open Meeting Law complaint filed by George Harris, 8 Holiday Road, on February 21, 2017.

Carolyn says that as far as she knows there is no public comment about minutes during meetings. Carolyn asks for a liaison from the board to review the draft response to the open meeting law complaint. Jason volunteers.

Liz asks Carolyn about how to write the agendas going forward regarding Review/Accept Minutes. Carolyn says to use the same wording that was used for tonight's agenda, which was "possibly including, but not limited to".

Eric asks Carolyn if it is okay that he was emailed directly and on a weekend by a resident filing a complaint with the ZBA. Board would like to say that the Open Meeting Law complaint wasn't filed properly because it was sent directly to Eric. Jonathan says this would be a good opportunity to clarify the proper procedure for filing a complaint.

Aida asks Carolyn what they need to do for notices and minutes regarding site visits. Carolyn says that postings and minutes are not necessary for site visits if there is no deliberation. However if there is a chance the board might deliberate, than it needs to be posted and minimal minutes need to be taken.

Aida asks Carolyn what the board should do if they don't have a quorum at a hearing. Carolyn says you can hand write CANCELED on the agenda if you know in time you won't have a quorum.

Eric motions to adjourn, Aida seconds. All in favor...Yes.

Meeting adjourned at 8:18 p.m.

April 11, 2017
Date Minutes Approved


Prepared by: Liz Reef