



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
MAY 9, 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, Thomas White, and Associate Members Shaunt Sarian, Linda Segal and Jason Drori. Liz Reef was in attendance to take the minutes. Audio recorded by WayCam.

Eric reads the legal description for Case #17-07:

533 Boston Post Road – Herb Chambers of Wayland, Inc.

Application of **Herb Chambers of Wayland, Inc.** for any necessary approvals, findings, special permits and/or variances as may be required in order to permit and/or modify existing ZBA decisions related to site signage to include the addition of one (1) new free standing sign. Proposed free standing sign exceeds maximum 15' height limitation and is internally lit where internally illuminated signs are prohibited. Proposed sign is also apparently located in a front yard setback and may require further zoning relief in order to allow for additional square footage of site signage in excess of 40 square feet in the aggregate. This application is to be heard under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 104.2, 201, 203, 401.1.2, 501.1, 501.2 and Articles 6 and 8. The property is located at **533 Boston Post Road** which is in a **Limited Commercial Zoning District**. **Case #17-07**

Panel: Eric, Thomas, Shaunt, Linda, and Jason. Applicant's counsel will draft the decision.

Attorney Joshua Fox is representing the applicant. Also present is John Welch, Director of Construction for Herb Chambers.

Attorney Fox talks about the sign proposal. Eric asks how the proposed sign lighting compares to the existing signs. The existing signs are externally illuminated. Eric asks why illuminate proposed sign differently.

Mr. Welch says different brands have different design guidelines. The proposed sign is for brands that want internal illumination.

The Wayland Zoning ByLaw (198-508) calls for such proposals to be submitted to the Design Review Board. Attorney Fox says he submitted it but never received any feedback from the Planning Department. Eric said he spoke with Town Planner Sarkis Sarkisian. It was not clear why thirty days lapsed without the Design Review Board meeting to discuss it. 508.4 ends with "Lack of a report from the Design Review Board shall not be a sufficient reason to delay action on a submitted proposal."

Thom says it's a very attractive sign. He doesn't have any reservations with this proposal and no reservations going forward without the Design Review Board.

Mr. Welch says the illumination will be LED. Attorney Fox suggests they could do separate circuits for illumination of logos and strips on the side so the Board can look to see if they like the strips when the work is complete.

Eric is satisfied with this suggestion. He moves to make required finding to modify the earlier variance and to grant special permit with conditions. He moves to grant relief noting that more than 30 days passed for the Design Review Board to review application. Also, with provision that there are separate circuits and the Board can take another look at the lighting after installation. Shaunt seconds. Voted approved 5-0.

Documents submitted with application: Certified Sign Exhibit by Gabriel Crocker dated 3/22/17, Photograph of Exterior of Building and Free Standing Signs.

Eric reads the legal description for Case #17-08:

55 Knollwood Lane – Tim Dreher

Application of **Tim Dreher** for any necessary approvals, findings, special permits and/or variances as may be required in order to remove and rebuild in a larger footprint an existing non-conforming residential deck as well as construct a new residential deck that is located in a yard setback 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 and Articles 8 and 16. The property is located at **55 Knollwood Lane** which is in an R-20 Single Residence District and Aquifer Protection District. **Case #17-08**

Panel: Eric, Thomas, Shaunt, Linda, and Jason. Jason will write the decision.

Discussion about the project. The work is to be outside the jurisdiction of the Conservation Commission. Eric moves to grant special permit with conditions. Jason seconds. Voted approved 5-0.

Documents submitted with application: Certified Plan of Proposed Deck by Norman Lipsitz dated May 4, 2017. Certified Plot Plan by Schofield Brothers of New England, Inc. dated 6/21/1996.

Eric reads the legal description for Case #17-09:

3 East Road – Zhenying Luo

Application of **Zhenying Luo** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct additions to a single family residential dwelling that increases gross floor area by more than 20% on a pre-existing non-conforming lot 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 and Articles 8 and 16. The property is located at **3 East Road** which is in an R-40 Single Residence District and Aquifer Protection District. **Case #17-09**

Panel: Eric, Thomas, Shaunt, Linda, and Jason. Linda will write the decision.

Eric says the proposal is straightforward. The proposed addition will maintain the same footprint and will not exceed the 27 foot height of the existing house. He moves to grant special permit with conditions. Thom seconds. Voted approved 5-0.

Documents submitted with application: Certified Foundation Plan with Proposed Addition by Larry Sabean dated 10/18/1996, Architectural Drawings A1-A7 & F1-F2 by Scott Lewis dated 4/5/17, Photograph of Exterior of House.

Other Business: Eric moves to approve minutes with the suggested edits for 3/22/16. Voted approved 5-0. Executive Session draft minutes from 3/22/16 will be reviewed for approval on Thursday May 11th when Board meets again.

Meeting adjourned at 8:37 p.m.

September 12, 2017
Date Minutes Approved


Prepared by: Liz Reef