



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
MAY 23, 2017

Attending the meeting held at 7pm in the Council of Aging Room in Wayland Town Building located at 41 Cochituate Rd. Wayland, were members Eric Goldberg, Chair, Aida Gennis, Thomas White, Jonathan Sachs and Associate Members Jason Drori, Shaunt Sarian, and Linda Segal. Liz Reef was in attendance to take the minutes. Audio recorded by WayCam.

No Public Comment.

Eric reads the legal description for Case #17-10:

Application of **Padraig O Beirne, Sudbury Home Improvement** on behalf of owners 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 (less than required frontage and lot area) 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 Article 8. The property is located at **18 Old Tavern Road** which is in an R-30 Single Residence District. **Case #17-10.**

Panel: Eric, Aida, Thomas, Jonathan, Jason. Aida will write the decision.

The applicant, Padraig O Beirne, says he's representing the homeowners. He talks about the project and the proposed changes and addition. He addresses concerns that Susan and Paul Rufo, of 22 Old Tavern Rd, raised in a letter they submitted to the Board. He says he intends to replace the part of the fence that the Rufo's describe in their letter. He says he plans to do his best to minimize dust. In regards to their radon concern, he says the house has a radon mitigation system that will stay in place and they are not excavating in the basement.

Padraig says the height of the existing ridge is 19 feet and the proposed height will be below the ridgeline

Steven Yanoff, of 16 Old Tavern Rd, asks if they are increasing the footprint of the house. Padraig says they are pushing back 13 feet from the back and 12 feet from the side. Yanoff requested there be no construction on Saturdays. Applicant agreed.

Eric moves to grant special permit subject to conditions. Jonathan seconds. Voted approved 5-0.

Documents submitted with application: Certified Site Plan by John Hamel dated 4/19/17, 3D Framing Plan by Sudbury Home Improvement dated 3/9/17, Existing and Proposed Plans by Sudbury Home Improvement dated 3/10/17 & 3/8/17, Photographs of Exterior of House.

Eric reads the legal description for Case #17-11:

Application of **Fernando and Denise Perez** 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 (lot area) and structure under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 104.2, 202.3, 401.1.2, 401.1.3 and Article 8. The property is located at **34 Old Tavern Road** which is in an R-30 Single Residence District. **Case #17-11.**

Panel: Eric, Aida, Thomas, Jonathan, Linda. Thom will write the decision.

The applicant, Fernando Perez, introduces his architect, Dan Qualle. Dan describes the proposed project to the Board. Eric reads a letter that the Board received from an abutter at 30 Old Tavern Rd. in favor of the project.

Eric moves to grant special permit. Aida seconds. Voted approved 5-0.

Documents submitted with application: Certified Site Plan by John Hamel dated 3/24/17, Existing and Proposed Architectural Drawings by Lincoln Architects LLC dated 3/24/17.

Eric reads the legal description for Case #17-12:

Application of **West Suburban YMCA** for any necessary approvals, findings, special permits and/or variances as may be required in order to extend or extend and amend previous zoning permits to continue operation of Camp Chickami as a summer day camp, including periodic overnight activities in conjunction with the day come, not more than once a week during the months of July and August; family picnics and recreational activities on a year round basis; the use of the challenge course on a year round basis during daylight hours; and use of the pool for community swim during the summer camp season between the hours of 4:00 and 8:00 pm under Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, sections 104.2, 201, 203, Articles 5 and 8. The property is located at **139 Boston Post Road** which is in a R-40 Single Residence District. **Case #17-12.**

Panel: Eric, Aida, Jonathan, Jason, Shaunt. Eric will write the decision.

The applicant talks about the relief they are requesting. Eric asks other than relief requested is everything else staying the same. The applicant says yes. Applicant reported that users bring their own insurance.

Stewart Smith, of 9 Pine Brook Rd, says the applicant is a great neighbor.

Eric moves to grant request for 5 year extension of existing special permit that has been in use for past five years. Aida seconds. Voted approved 5-0.

Documents submitted with application: Site Plan by WGA dated 4/29/92, License to Operate Challenge Course dated 4/29/16, Photographs of Camp.

Eric reads the legal description for Case #17-06:

Application of **Gretchen Dresens** for an appeal of Permit #B20170104 issued by the Town's Building Department for the demolition of an existing structure commonly known as the former Finnerty's restaurant, pursuant to M.G.L. Chapter 40A, Sections 8 and 15, with regard to the property owned by Washington Street Business Center LLC (formerly owned by 150 Main Street LLC), located at **150 Main Street** in Wayland and in the Business District A and the R20 Residential Zoning District, as shown on Assessors Map 51B, Parcel 073. **Case #17-06** (cont'd from 4/25/17 & 5/11/17)

Panel: Eric, Aida, Thomas, Jason, Shaunt. Eric will write decision with assistance of Town Counsel.

Hearing continued to June 27th at 7pm. Eric has Gretchen Dresens sign an extension form.

Other Business:

Eric says the Board will review all draft minutes that are prepared at the next meeting. Draft minutes from 4/11/17 weren't listed on the agenda so Eric doesn't want to review them now.

Other Business:

Eric invites discussion amongst the Board as to who will take over this year as Chair. He says that his term on the Board ends next year but he doesn't want to wait that long to step down. He says he will stay on through 40B projects that come in this year, but he intends to step down before his term is up next year.


Linda suggests this discussion for election of officers be put on as an agenda item. Eric asks it to be put on the agenda for the next meeting date.

Discussion about most recent edition of Zoning By-Laws. Linda says the most recent edition is March 2016. Aida asks Liz to reach out to Town Clerk to get all Board Members copies.

Meeting adjourned at 8:30 p.m.

June 27, 2017

Date Minutes Approved


Prepared by: Liz Reef