



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
JULY 11, 2017

Attending the meeting held at 7pm in the Large Hearing Room in Wayland Town Building located at 41 Cochituate Rd. Wayland, were members Eric Goldberg, Chair, Jonathan Sachs, and Associate Members Jason Drori, and Linda Segal. Liz Reef was in attendance to take the minutes. Audio recorded by WayCAM.

Vote to release money held for consultant's fee for 373 Commonwealth Road. After confirming that the Building Department reviewed the request and there were no outstanding issues, Eric moves to release the money. Voted 4-0.

Eric reads the legal description for Case #17-13:

120 Old Connecticut Path – Michael Olsen

Application of **Mr. Michael Olsen (owner)** for any necessary approvals, findings, special permits and/or variances as may be required to renew the special permit to allow a business use, specifically "stables with horses for hire", as conditioned by ZBA Decision # 16-03 and under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, sections 201, 203, Article 6 (SPA), 803.1 and 804- Table of Permitted Uses by Districts (Use #14). The property is located at **120 Old Connecticut Path** which is substantially in an R-60 Single Residence District. **Case #17-13.**

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

Eric advised the applicant that with only 4 members present, a vote of 4-0 would be required for approval. The applicant was given the option of a continuance to a future meeting for a full panel. The applicant chose to proceed.

Eric asks Michael, the applicant, if anything has changed since the ZBA granted him a Special Permit in 2016 (Decision 16-03). Michael says no. Eric asks Michael if there have been any Board of Health issues since 2016. He says no again. The Board reviewed the Conditions with the applicant.

Linda brings attention to the Board that the applicant's Special Permit expired in April of this year. Michael says it was his own personal and inadvertent oversight. For this reason, he requests that the Special Permit be extended for longer than one year.

There was no public comment from abutters present.

Eric moves to grant request to renew and amend Decision 16-03 with Condition #1 changed from one year to five years. Jonathan seconds. Voted 4-0.

Documents submitted with application: Animal Keeping Permit dated 2/7/2017 & 11/13/2015, Certified Plot Plan by PFS Land Surveying, dated 2/21/2010, Plan of Existing Barn, ZBA Decisions 10-08 & 16-03, Planning Board Site Plan Review and Approval 10-08, Photographs of Stable.

Meeting adjourned at 7:25 p.m.

July 25, 2017

Date Minutes Approved

Liz Reef

Prepared by: Liz Reef