



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

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3600  
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**MINUTES**  
**JULY 25, 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 Members Jason Drori, Shaunt Sarian, and Linda Segal. Liz Reef was in attendance to take the minutes. Audio recorded by WayCam.

Public Comment: Molly Upton, of 23B Bayfield Rd., gives a handout titled "Let's learn from the past." She begins to discuss a 2013 zoning case, 122 Lake Shore Dr., and how it relates to a current zoning case, 5 Sycamore Rd. Instead of adding a story to the existing house, decisions were made in the field to demolish the house, which did not comply with the ZBA permit. Eric says he's not interested in hearing criticism of property owners not present to defend themselves. Molly notes that the Board never approved plans for a new house. She urges the Board and the Building Inspector to look into what is happening with the project at 5 Sycamore Rd.

Alice Boelter, of 106 Lake Shore Dr., gives a handout that is a letter to the Chair and Board members, dated July 25, 2017. She discusses her concern that insufficient plans were submitted and approved by the Board for 5 Sycamore Rd. Eric says the submitted plans were sufficient. Alice asks Eric what residents should do about their concerns regarding this project, 5 Sycamore Rd. Eric says to put a request in writing to the Zoning Enforcement Officer.

Linda asks Board members who work in other towns if their By-laws address enforcement in greater detail than Wayland By-Laws. Thom says Wayland By-Laws are vague.

Judy Bennett, 66 Hawthorne Rd., submits a July 25 photo of the demolished house at 5 Sycamore Rd.

Eric reads the legal description for Case #17-14:

**10 BLACK OAK RD – STEVE COMOLLI, COMOLLI CONSTRUCTION AND DEVELOPMENT, INC.**

Application of **Steve Comolli, Comolli Construction and Development, Inc.** on behalf of owners (Hugo and Kara Brown) for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an attached garage addition to a single family residential dwelling that encroaches in a required side 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 7 and 8, Table of Dimensional Requirements. The property is located at **10 Black Oak Road** which is in an R-40 Single Residence District. **Case #17-14.**

Panel: Eric, Jonathan, Thom, Jason, Linda. Thom will write decision.

The applicant, Steve Comolli, explains that he represents the homeowners. The project is to extend the garage. He is asking for relief for 30 square feet.

Linda asks what year the house was built. Applicant says 1957.

Thom says there is already a side-yard encroachment so this wouldn't be the first one.

Linda notes that in the applicant's file there is support from various neighbors and the plot plan shows an incorrect street name.

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

Linda requests that the narrative of the decision include mention of the four bedroom Board of Health deed restriction.

Documents submitted with application: Certified Plot Plan with Proposed Garage by Jon L. Fagerstrom dated 10/11/16, Architectural Drawings of First Floor and Front and Left Side Elevation by Thomson Architects dated 10/10/16, Photographs of Exterior of House, Emails from various neighbors in support of project.

Eric reads the legal description for Case #17-15:

#### **189 PLAIN ROAD – CARL SOLANDER, AIA**

Application of **Carl Solander, AIA** on behalf of owners (John Matosky) for any necessary approvals, findings, special permits and/or variances as may be required in order to construct addition to a single family residential dwelling that increases gross floor area by more than 20% on a pre-existing non-conforming lot (frontage) 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 **189 Plain Road** which is in an R-40/Res 60 Single Residence Districts and Bus A district. **Case #17-15.**

Panel: Eric, Jonathan, Thom, Jason, Shaunt. Jason will write decision.

The applicant, Carl Solander, explains that he represents the homeowners. He presents a 3D model showing what they want to do, which is to add a little more than 40% of the existing gross floor area. The house will remain a single story structure.

Eric moves to grant special permit with conditions. Jason seconds... Voted 5-0.

Documents submitted with application: Certified Proposed Plot Plan by Charles J. Brennan dated 6/20/17, Architectural Drawings A002-A212 by Reverse Architecture dated 6/22/17, Photographs of Exterior of House.

Other business: Eric moves to approve minutes from July 11, 2017. Thom seconds...Voted 6-0.

Liz informs the Board that another 40B application was submitted. She asks members to pick up the documents in the office tonight for the Route 20 Mahoney's project.

Linda suggests the ZBA plan to approve its 2017 Annual Report at a future meeting before it is submitted to the selectmen's office by the Sept. 30 deadline.


Eric tells the Board that he thinks it makes sense to schedule the hearings for the two

Comprehensive Permits on the same evenings (excluding the opening of each hearing). He believes this will make the process more efficient since Town Counsel and consultants advising the Board will already be on hand. That means those sessions would run later than usual, perhaps until 11 p.m. Members agree with trying to have back to back hearing sessions on the same evenings for the two 40B proposals.

Meeting adjourned at 8:00 p.m.

August 3, 2017

Date Minutes Approved

  
Prepared by: Liz Reef