



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
SEPTEMBER 12, 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 Jonathan Sachs, Chair, Thomas White, Jim Grumbach, Aida Gennis (arrived 7:25pm), and Associate Members Jason Drori, and Linda Segal. Liz Reef was in attendance to take the minutes. Audio recorded by WayCam.

Jonathan reads the legal description for Case #17-20:

156 BOSTON POST ROAD – Michelle and Carleton O'Meara

Application of **Michelle and Carleton O'Meara** for a special permit to change/extend/alter a preexisting nonconforming structure pursuant to the Town of Wayland Zoning Bylaw, Chapter 198, Sections 201, 203 and 401 and M.G.L. Ch. 40A; Section 9. The property is located at **156 BOSTON POST ROAD**, which is in a R30 SINGLE RESIDENCE DISTRICT. **Case #17-20**

Panel: Jonathan, Thomas, Jim, Jason, Linda. Thomas will write decision.

Michelle O'Meara, the applicant, speaks about the project. She says she already has a permit for the garage but the breezeway will add to the footprint of the house. Thom says she's only adding 10% not 20% but because of the lot size she will need zoning relief. Jonathan says the two reasons the house is non-conforming are because of the lot size and that it encroaches on the front setback.

The applicant has the Board of Health's approval stamp on the project plans, however the Board wants to see the BoH form that is typically submitted with a ZBA application before rendering a decision. The applicant says she will go to the BoH to pick up that form.

Jonathan continues the case until September 28th at 7pm and has the applicant fill out an extension form.

Documents submitted with application: Certified Site Plan by John R. Hamel dated 6/21/17, Architectural drawings by Two-Fold Design Group A101-A601 dated 6/16/17.

Jonathan reads the legal description for Case #17-21:

32 OLD TAVERN ROAD - Slawomir Rybak

Application of **Slawomir Rybak** for a special permit to conduct a home occupation (massage therapy) pursuant to the Town of Wayland Zoning Bylaw, Chapter 198, Sections 104, 804, 805.1.1.5, and 901.1.2 and M.G.L. Ch. 40A; Section 9. The property is located at **32 OLD TAVERN ROAD**, which is in a R20 SINGLE RESIDENCE DISTRICT. **Case #17-21**

Panel: Jonathan, Thomas, Jim, Aida, Jason. Aida will write decision.

Slawomir Rybak, the applicant, tells the Board he is a licensed massage therapist. He wants to see about five clients per week at his home. Jonathan asks him if he is licensed through the Commonwealth of Massachusetts. Applicant says yes.

Linda asks if clients will be parking on the street. The applicant says no, that clients will park in his driveway. Jim says that if the Board grants a special permit, it will say that the parking is onsite.

The hours that are set for the applicant to see clients in his home are no earlier than 7:30am and must finish by 8pm, Monday thru Friday. The applicant says there will be no employees, no signs, and no deliveries. The room designated for home occupation (massages) is in the basement.

The Board tells applicant that the standard time frame for a first time home occupation permit is for one year. Linda tells applicant to apply for renewal of permit before the one year expiration date.

Jim says the special permit will have a condition that it is subject to the applicant getting approved by the Commonwealth of Massachusetts to operate out of his house.

Jim moves to grant special permit with conditions for one year. Thom seconds. Voted approved 5-0.

Documents submitted with application: Title 5 Inspection Form dated 7/6/17, Floor plan of house and basement, photographs of exterior of house.

Discussion of peer review consultants for 24 School Street: Jonathan asks Chris D'Antonio, the developer, if he has any objections to either TEC or Marchionda for the civil/stormwater peer review. Chris says that he is fine with whatever direction the Board wants to go in.

Jim moves to accept proposal and retain TEC as engineer firm for peer review. Voted approved 6-0.

Jonathan discusses architectural design peer review. He mentions that the Board received a document from MHP consultant Joseph Peznola of Hancock Associates dated September 11, 2017, that outlines the scope of work that Davis Square Architects offered for peer review.

Jonathan says the scope of work seems fine, and Thom agrees. Jonathan says what's missing is the pricing. The Board says the pricing is important information to have. Jonathan continues the discussion of architectural design peer review until September 28th. He asks Chris, the developer, to get the Board his feedback on the scope of work by September 21st.

Other business: review draft minutes from 5/9/17 & 6/27/17. Jonathan moves to approve minutes. Jim says he won't cast a vote since he wasn't a Board member for those meetings. Voted approved 5-0.

Meeting adjourned at 8:00 p.m.

September 28, 2017
Date Minutes Approved


Prepared by: Liz Reef