



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
41 COCHITUATE ROAD
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MINUTES
SEPTEMBER 28, 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, David Katz, Jim Grumbach, and Associate Members Linda Segal, and Jason Drori. Liz Reef was in attendance to take the minutes. Audio recorded by WayCAM.

Administrative discussion of Architecture Peer Review for 24 School Street:

Thom says he thinks it's appropriate to have an architectural peer review. David says it's appropriate and would be helpful. Thom, David, Jim, and Jonathan say they think the scope of work proposed by Joe Peznola, the MHP consultant, is appropriate but the proposed revisions from the applicant are unacceptable. The Board accepts the minor change to Bullet #7.

Jim moves that the Board engage Clifford Boehmer of Davis Square Architects as the Architect for Peer Review for 24 School Street. David seconds. Voted approved 6-0.

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** (cont'd from 9/12/17)

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

Applicant says she has the Board of Health approval document which the Board was awaiting. Jonathan moves to grant a special permit with conditions. Jim seconds. Voted approved 5-0.

Jonathan reads the legal description for Case #17-22:

164 CONCORD ROAD – S&S 164 Concord Road Realty Trust

Application of **S&S 164 Concord Road Realty Trust** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an addition to a single family residential dwelling that increases the gross floor area by more than 20 % on a nonconforming lot (frontage less than 180') 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, Table of Dimensional Requirements. The property is located at **164 Concord Road** which is in an R-40 Single Residence District and Aquifer Protection District. **Case #17-22**

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

The applicant, Shane Clark, discusses the project. Linda says that the Board of Health requires that the basement remain unfinished. The applicant confirms that. Linda asks that this requirement be written in the decision.

Jonathan moves to grant a special permit with conditions. Thom seconds. Voted approved 5-0.

Documents submitted with application: Certified Proposed Plan by Paul J. DeSimone dated 7/26/16, Architectural Plans by Testa Engineering Associates A1-A6 & S1-S3, dated 7/12/16, Photographs of Exterior of House.

Jonathan reads the legal description for Case #17-23:

5 MAGUIRE ROAD - Peter and Meghan Parpos

Application of **Peter and Meghan Parpos** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an addition to a single family residential dwelling that increases the gross floor area by more than 20 % on a nonconforming lot (frontage less than 180') 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, Table of Dimensional Requirements. The property is located at **5 Maguire Road** which is in an R-20 Single Residence District. **Case #17-23.**

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

The applicant discusses project. They are proposing to build up, but are not changing the footprint of the house.

Linda says, on page A6 of plans, it references a demolition. Applicant says that only interior walls are being demolished. Linda says that the Board of Health requires that the basement remain unfinished. The applicant confirms that.

Public Comment: Andrew Ferguson, of 22 Parkland Dr., says he lives a few streets over and residents seem happy with what the applicants are proposing.

Jonathan moves to grant a special permit with conditions. Thom seconds. Voted approved 5-0.

Documents submitted with application: Certified Proposed Sewage Disposal System by Robert F. Drake dated 5/1/17, Architectural Plans by Thomson Architects A1-A7 & S1-S5, dated 8/9/17, Photographs of Exterior and Interior of House.

Jonathan reads the legal description for Case #17-24:

22 PARKLAND ROAD - Andrew R. Ferguson

Application of **Andrew R. Ferguson** for any necessary approvals, findings, special permits and/or variances as may be required in order to demolish a pre-existing non-conforming single family residential dwelling (structure does not meet current setbacks) and rebuild a conforming single family residential dwelling that increases the gross floor area by more than 20 % on a nonconforming lot (lot area less than 20,000 sf) 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, 401.1.6 and Article 8, Table of Dimensional Requirements. The property is located at **22 Parkland Road** which is in an R-20 Single Residence District. **Case #17-24.**

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

Jonathan tells the applicant that the Board wants to schedule a site visit.

Attorney John Burke, representing the applicant, gives the Board a handout entitled Project Description 22 Parkland Drive, Wayland MA. He discusses the contents of the handout. Duncan Stewart, the contractor, also speaks about the project.

Jim Grumbach noted the Board had approved a special permit to renovate the house (case 05-42) to a prior owner.

A Site Visit is scheduled for October 3rd at 8am.

Thom talks about the challenge of how the By-Law is written with respect to demolitions. Linda says when the Board does the site visit, there is no board deliberation and the applicant should show them that the damage is to such an extent that it can't be repaired.

The chair also suggests that the applicant submit written technical data in support of their request.

Jonathan moves to continue the hearing until October 24th at 7:30pm. Voted approved 5-0. He has the applicant sign an extension form.

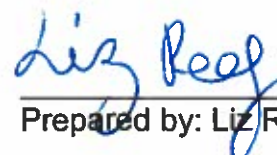
Documents submitted with application: Certified Site Plan by Robert F. Drake dated 5/26/17, Architectural Plans by Architectural Designs, Plan Number 6991AM, Photographs of Exterior of House, Signatures of neighbors with no objections to the proposed plans.

Other Business: Jonathan moves to approve draft minutes from September 12, 2017. Voted approved 6-0.

After discussion of procedural issues, there was consensus for the chair to contact town counsel to verify procedures for Mullinizing, reviewing meeting minutes, and changing the Cascade hearing date to Oct. 26 at 7 p.m at Wayland Middle School auditorium because of room availability.

Meeting adjourned at 8:28 p.m.

December 12, 2017
Date Minutes Approved


Prepared by: Liz Reef