



TOWN OF WAYLAND
MASSACHUSETTS
01778
BOARD OF APPEALS

TOWN BUILDING
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Meeting Minutes

Tuesday, November 14, 2023

A public hearing was held on Tuesday, November 14, 2023, in-person and remotely, on the following application(s) at the time indicated:

Attending the meeting at 6:30 pm in-person and via Zoom, Wayland members were in attendance: Adam Hirsh, Doug Levine, Hunter Perry, Shaunt Sarian (joined approximately 7:00 pm), Thomas White. Also in attendance: Mike Crisafulli (Building Commissioner), Manny Oliver (Building Department), Amy Kwesell (Town Counsel), and Robbie Bullard (IT Support). Audio and video recorded by WayCam. Absent: Chair Joshua Wernig, Aida Gennis.

Thomas White opens the meeting and reads the following:

One may watch or participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-inperson-and-hybrid>

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and via remote means, in accordance with applicable law. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance (if allowed), or by accessing the meeting remotely, as noted above. We request public comment be limited to two minutes per person.

Everyone in attendance should be aware that face masks are now optional for Town Buildings according to the new Face-Covering Guidance dated February 24th, 2022. <https://www.wayland.ma.us/home/news/face-masks-optional-town-buildings>

Thomas White reviews the agenda and gives instructions to all present.

Public Comment:

Annette Lewis, Member of the Planning Board, requests that no comments on Case #23-20 be taken at this meeting if the the case is continued to a future meeting.

Review/Accept Minutes of August 8th, 2023:

These minutes are not yet available for review.

Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any:

None.

Thomas White reads the legal description:

Application of **The Wayland Planning Board**; to appeal the Building Commissioner's determination for approval of building permits under the Town of Wayland Zoning By- Laws including but not limited to; Chapter 198-401.1.2.1, 198-104, 198-205.1, and 198-205.3. The properties are located at **1-5 & 7 Launcher Way & 80, 90, 92, 100, 102, & 104 Oxbow Road** which is in the R-60 Zoning District. **Case #23-20.**

In attendance for the application are: Annette Lewis (Planning Board), Robert Hummel (Planning Board), other Members of the Planning Board (names not stated for the record).

Doug Levine notes the absence of Chair Joshua Wernig and longtime ZBA Member Aida Gennis, both of whom are attorneys. He says that, based on his initial assessment of materials presented in this case, this application is legally complex enough to warrant a continuance until the aforementioned Members can be present.

There is discussion of scheduling, as the Planning Board meets simultaneous with the usual scheduled ZBA meetings.

Doug Levine moves to continue Case #23-30 until December 12, 2023, at 6:30 pm. Adam Hirsch seconds. Voted (4-0-0 by roll-call vote).

Members of the Planning Board request that the Building Commissioner provide written notice to abutters that this case has been continued; he says he will do so.

There is a pause in the recording, as the next case is not scheduled until 25 minutes later. At some point during the break, Shaunt Sarian joins the meeting.

Thomas White reads the legal description:

Continued: Application of **Henry Maclean (applicant) on behalf of Elizabeth Demers & Ralph Pahlmeyer (owner)**; to construct a Single Family dwelling with an in-law suite within a new connecting barn/garage while remaining in existing home & utilizing existing barn during construction, existing home & barn to be removed after construction. The property is located at **23b Bayfield Road** which is in the R-20 Zoning District. **Case #23-15.** (Cont. 9.12.23, 10.10.23)

In attendance for the application is: Ralph Pahlmeyer (owner).

Mr. Pahlmeyer updates the application. He notes that, at the previous ZBA meeting for this case, they did not yet have Board of Health approval. He says that, unfortunately, they are still awaiting this approval. He says that their initial design for their septic system was rejected, but they have submitted new designs since then. He is requesting a further continuance.

Adam Hirsh moves to continue Case #23-15 until December 12, 2023 at 7:15 pm. Doug Levine seconds. Voted (5-0-0 by roll-call vote).

Adjourn:

Adam Hirsh moves to adjourn the meeting; Doug Levine seconds. Voted (5-0-0 by roll-call vote).

Meeting adjourned at 7:21 pm.

Date Approved _____

Prepared By _____