



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

TOWN BUILDING  
41 COCHITUATE ROAD  
TELEPHONE: (508) 358-3600  
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**July 12<sup>th</sup>, 2022 Agenda**

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 20 of the Acts of 2021, 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 24<sup>th</sup>, 2022. <https://www.wayland.ma.us/home/news/face-masks-optional-town-buildings>

**A public hearing will be held on Tuesday July 12<sup>th</sup>, 2022 at 7:00 p.m. in-person and remotely on the following application(s) at the time indicated:**

- 7:00 p.m.      **-Public Comment**
- 490, 492, 494 Boston Post Road, Alta at River's Edge Project Update**
  - Review/Accept Minutes: May 11<sup>th</sup>, 2022**
  - Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting, if any.**

- 7:05 p.m. **Continued:** Application of **Yvon A. and Nancy Haskins Leblanc (owner)** for any necessary approvals, findings, special permits and/or variances as may be required in order to continue the use of the accessory apartment (240 B West Plain Road) as directed by ZBA decision #90-19 and under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, Articles 4, 7, 8, 9, and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **240 West Plain Street** which is in the R-20 Zoning District. **Case #22-08** (Cont. 5/11/2022, 6/14/2022).
- 7:20 p.m. **Continued:** Application of **Christopher & Katlyn Demo (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 story addition on a preexisting nonconforming building (side yard setback) on a preexisting nonconforming lot (insufficient square footage and frontage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to: Sections 201, 203, Articles 4, 7, 8, and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **12 Lundy Lane** which is in the R-40 Zoning District. **Case #22-17** (Cont. 6/14/2022)
- 7:25 p.m. **Continued:** Application of **Michael Brown (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct additions on an apparent pre-existing nonconforming building (side yard encroachment) that increases gross floor area by more than 20% on a preexisting nonconforming lot (insufficient square footage and frontage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, Articles 4, 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **23 Concord Road** which is in the R-30 Zoning District. **Case #22-14** (Cont. 6/14/2022)
- 7:35 p.m. **Continued:** Application of **Tim Dreher (owner)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a new higher roof assembly over an existing garage that was permitted by ZBA decision 96-39 and is located in a yard setback; under the Town of Wayland Zoning By-Laws; including but not limited to: Sections 201, 203, Articles 4, 7, 8, and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **55 Knollwood Lane** which is in the R-20 Zoning and Aquifer Protection Districts. **Case #22-11** (Cont. 6/14/2022)
- 7:40 p.m. Application of **Marissa and Gavin Kivett (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct a 2 story addition on a pre-existing nonconforming single family dwelling (side yard setback) located on a pre-existing nonconforming lot (insufficient lot square footage and no frontage) that increases the gross floor area by more than 20% under the Town of Wayland Zoning By-Laws; including but not limited to: Sections 201, 203, Articles 4, 7, 8, and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **24 Glezen Lane** which is in the R-40 Zoning and Aquifer Protection Districts. **Case #22-19.**
- 7:50 p.m. Application of **Nehu Gandhi and Amit Mehta (owners)**; for any necessary approvals, findings, special permits and/or variances as may be required in order to construct 2 separate single story additions on a pre-existing nonconforming single family dwelling (yard setbacks) located on a pre-existing nonconforming lot (insufficient lot square footage) under the Town of Wayland Zoning By-Laws; including but not limited to: Sections 201, 203, Articles 4, 7, 8, and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **12 Park Lane** which is in the R-20 Zoning and Aquifer Protection Districts. **Case #22-20.**

- 8:00 p.m. Application of **the Acting Town Manager (Steven Crane)** on behalf of **the Town of Wayland (owners)** to amend the Zoning Board of Appeals Special Permit and Site Plan Approval Decision 2021-26 to allow permanent use of the rear parking lot for school bus parking and to allow permanent use of the revised parking lot and entrance drive configurations as shown on plans by BETA Engineering dated 11.23.20 and 11.30.21 including any approvals, findings, special permits and/or variances as may be required. The property is located at **41 Cochituate Road** which is in the R-30 Zoning, portions of the site being located in the SFHA, Flood Plain and Wayland Center Historic Districts. **Case #22-21.**
- 8:10 p.m. Application of **Kevin Wong (applicant)** on behalf of **Kedarnath Bangalore (owner)** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct an addition on a single family dwelling located on a pre-existing nonconforming lot (insufficient lot square footage and frontage) under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, Articles 4, 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **24 Old Tavern Road** which is in the R-30 Zoning District. **Case #22-22.**
- 8:20 p.m. Application of **Welinton And Micheline Pereira (owners)** with **Dale MacKinnon, PE (agent)** for any necessary approvals, findings, special permits and/or variances as may be required in order to construct additions on a pre-existing nonconforming dwelling (yard setback) located on a pre-existing nonconforming lot (insufficient lot square footage and frontage) that increases the gross floor area (GFA) by more than 20% under the Town of Wayland Zoning By-Laws Chapter 198; including but not limited to, Sections 201, 203, Articles 4, 7, 8 and §198 Attachment 1 Table of Dimensional Requirements. The property is located at **435 Old Connecticut Path** which is in the R-20 and Aquifer Protection Zoning Districts. **Case #22-23.**

At the conclusion of the hearings on the aforementioned applications, the Board may then meet for the purpose of deciding on or deliberating toward a decision on any applications previously heard by it and to which no decision has yet been filed or any other public business before the Board.

#### BOARD OF APPEALS

Aida Gennis, Thomas White, Jim Grumbach, Shaunt Sarian, Evans Huber, Joshua Wernig,  
Adam Hirsh, Kevin Fitzpatrick