



**TOWN OF WAYLAND**  
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**PLANNING DEPARTMENT**

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**MEETING MINUTES**

**June 27, 2011**

The Dudley Area Advisory Committee met **on Monday, June 27, 2011 at 6:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

*Agenda*

**6:30 Public Comment**

*Approve corrected minutes of March 29<sup>th</sup>, April 26<sup>th</sup> and May 4<sup>th</sup>*

**6:40 Patricia Reinhardt Chair of Dudley Area Advisory Committee will introduce the design team and members of the Dudley Area Advisory Committee**

*Design Team of Tighe & Bond and Gates Leighton & Associates will explain the Charrette Process*

“The purpose of Monday’s Charrette is to focus discussion on the Town’s Land, including the existing conditions, the opportunities and constraints for its reuse, and to engage the attendees into providing their opinions on use options (open space/recreation/housing /water management/neighborhood character), and where those uses may be most appropriate with the limits of the Study Area. We plan to separate out the attendees into smaller groups to work together to discuss options for use and provide their visions for land use concepts and potential connections”.

**Attendance:**

Patricia Reinhardt (Chairperson)-Board of Selectman, Rush Ashton-Housing Authority, Mike Lowery-Surface Water Quality, Brud Wright Recreation Commission, Bob Goldsmith Conservation Commission, Steve Garone, Dudley Pond Association, Alan Palevsky-Wayland Neighbors 4 Responsible Land Use, Rachel Bratt, Housing Partnership, Kent Greenawalt, Planning Board, Ian Catlow Tighe & Bond, Tracy Adamski, Tighe & Bond, Don Leighton, Principal Gates Leighton & Associates

Also present was Sarkis Sarkisian, Town Planner  
Minutes taken by S. Sarkisian

**6:30 P.M. OPEN MEETING:**

Citizens signed in before the meeting. Attendance sheet is part of the record as well as handouts.

The handout information Dudley Area Land Use Study Agenda for Charrette #1

Dated June 27, 2011.

P. Reinhardt opened the meeting and reviewed the agenda.

P Reinhardt introduced the Design Team and members of the DAAC Committee.

Consultants from the two firms hired by the Committee, Gates, Leighton & Associates (landscape architects) and Tighe & Bond (engineering and environment), referred to poster boards showing area photographs from various angles, surface water flow, the layout of streets, and detailing the many individual land parcels. Land parcels were color-coded and marked to show deed restrictions as well as which town boards have managing care and custody of them.

I.Catlow described where the word Charrette came from the word for cart. He then proceeded to describe the process of the format of the Charrette and that we would be breaking out into teams.

D. Leighton showed a drawing indicating where housing might be placed, based on the current zoning and regulations. The plan showed 7 lots that conformed to the Town's Zoning.

D.Leighton then described the Charrette process and broke everyone out into groups. 6 Groups were formed each one chaired by the Design Team and a member of DAAC.

The meeting then broke up into six discussion groups, who reported their results at the end of a 45-minute session.

One group felt that not even parking spaces or picnic benches should be added to the area because that might encourage people from outside the area to use it, endangering a fragile ecosystem. Another group was a little more welcoming, suggesting that some trails be added to connect to the rest of town, enhanced by kiosks describing the flora and fauna. That group suggested that visitors park at the Middle School and walk to the area. No one thought that visitors should be encouraged to launch canoes from Rocky Point on the town-owned shore. Suggested alternatives included the Dudley Chateau restaurant parking lot.

Members of several groups suggested that the property also be used for some kind of wastewater management for abutters. It was noted that government money would be needed to help finance such a project, but that it would benefit the pond water quality. Suggestions included septic below a meadow or a passive solar system such as exists in Weston Center.

R Ashton raised a questions as to how to pay for these improvements?

I. Catlow of Tighe & Bond noted it was unusual for neighbors to advocate for wastewater solutions, which he said many communities do not want in their back yards.

R Bratt, from the Housing Partnership, suggested that adding five or six homes could help reduce costs of a shared septic system allowing neighbors to tie in. Some residents have poorly functioning individual systems. Studies have indicated that this land drains particularly well to the pond, which makes

adding standard septic systems problematic as the pond would be harmed by additional phosphorous or nitrogen. More advanced systems might avoid this effect

R.Bratt noted that there is a ton of resistance as the neighbors feel they are congested already, and the area is too dense.

M. Lowery stated that wouldn't change with five or six houses.

Chair P. Reinhardt said funds gained from selling a couple of lots for market rate homes could be put in escrow to help with infrastructure improvements and maintenance of trails.

R.Ashton noted that financing was not addressed in the charrette.

S. Garone said attendees perceived they got their message across and will be disillusioned and think they were unheard if different plans are advanced.

B. Wright, said he would be troubled if the committee went too far off the consensus.

M. Lowery noted it was the committee's charge to evaluate alternatives.

S. Sarkisian called the charrette part of the process that will take time.

The DAAC felt that we should have our next Charrette until September and focus on Wastewater and drainage. Tighe & Bond will be conducting soil testing in the next few days.

Selectmen S. Correia told the Committee it had sufficient time because there probably won't be a fall Town Meeting. Next Spring will be the Town Meeting to first chance to put recommendation to vote and he felt that it would be very unusual to not go with the advisory committee's recommendation.

B. Goldsmith motioned and R. Ashton seconded to ADJOURN. All in favor.

Respectfully submitted,

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Sarkis Sarkisian, Town Planner

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Date