



**TOWN OF WAYLAND**  
41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778  
**PLANNING DEPARTMENT**

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**MEETING MINUTES**

**December 6, 2011**

The Wayland Planning Board met **on Tuesday December 6, 2011 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

**7:30 Call to order/ Review Agenda**

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|------|-----|--|
| 7:30 | 1.) | Call Meeting to order by Chair/public comment  |
| 7:35 | 2.) | Design Working Group Presentation on Guidelines  |
| 8:00 | 3)  | Approve Minutes/Rules and Regulations on Affordable Housing  |
| 8:15 | 4)  | Covered Bridge discussion on Subdivision Modification  |
| 8:50 | 5)  | Town Center Project - Bonding requirement as stated in the Master Special Permit decision” Infrastructure Security”. |
| 9:30 | 6)  | Adjourn  |

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of time.

Attendance:

Mr. Ira Montague, Chair  
Ms. Colleen Sheehan, Member  
Mr. William Whitney, Associate Member  
Mr. Kent Greenawalt, Vice Chair

Also present was Sarkis Sarkisian, Town Planner

Minutes taken by S. Sarkisian

**7:30PM OPEN MEETING:**

I.Montague opened the meeting at 7:35 PM and reviewed the agenda

## **7:35PM PUBLIC COMMENT**

**None**

### **7:35PM Design Working Group Presentation on Guidelines:**

S. Sarkisian introduced the members of the Design Working Group. Bill Sterling Chair of the Working Group, Marji Ford, Ken Talentino, Steven Zieff and Leisha Morocio. Dan Hill arrived after introduction.

S. Sarkisian passed out the colored design guidelines to the board along with a colored map of a proposed overlay district in Cochituate Village.

B. Sterling explained the process on how the Design Guidelines were created by using the Town of Wheaton Illinois Guidelines and using it as a template. He further stated that establishing Design Guidelines is essential to improving quality of life, economic vitality, and a positive visual image for the Town of Wayland. These design guidelines are meant to encourage greater variety and creativity in the design of elements that together make up a development proposal. These elements include site design and organization, building design, and landscaping. The guidelines are intended to be an incentive for applicants so that they can be flexible, practical, performance based, and an effective means of creating compatibility in the environment in building form, architectural treatment, character and overall function. Design Review is not intended to take the place of zoning as a means to regulate land use.

S. Zieff commented that we need to fill the void that is missing in Wayland. We are not taking anyone's property rights away. This is voluntary and advisory only.

W. Whitney is concerned that this has not been vetted enough for town-wide support based on his experience with Town Meeting. He further stated that he wants to see the Design Working Group succeed.

M. Ford is mindful that the IDOD Incentive Design Overlay District districts are needed and that we can look at our gateway from Weston as to what we don't want Wayland to look like. This can be further quantified as to the look of the TD North Building vs the one in Concord Center.

B. Sterling described a project in Jamestown RI and how they hosted a 5 day Charrette on cable TV to improve overall design in their Town.

C. Sheehan commented that it needs to be marketed throughout Town with articles and public meetings.

K. Greenawalt recommended going out and talking directly to abutters and returning with feedback.

I. Montague suggested setting up a meeting with the ZBA to get their feedback and continue meeting with abutters and landowners. Report back to the Board on January 3, 2012.

NO VOTE WAS TAKEN

### **8:15 P.M. Approve Minutes/Rules and Regulations on Affordable Housing**

Board discussed Rules and Regulations and concluded that it needed more time. Board would vote the Rules and Regulations minutes at their next meeting January 3, 2011.

NO VOTE WAS TAKEN

### **8:20 P.M. Covered Bridge discussion on Subdivision Modification**

Dev Hamlen and Stephen Garvin appeared before the Board to discuss modification to the Covered Bridge project.

D. Hamlen explained that market conditions have changed and the idea of building large homes of over 5000 square feet has come and gone. D. Hamlen explained that he would like to build smaller detached single family homes similar to the ones at curling lane. He has been meeting with Realtors and they have said that there is a market for this type of housing. Because of the previously approved lot counts and lot lines, this would necessitate some two-structure detached condominiums on some of the lots to achieve the higher unit count that the developments economics necessitated. D. Hamlen stressed that the target market is retirees and as such, there would be less burden on the town than the previously planned units with the higher total bedroom counts and likely higher population of school-aged children.

S. Sarkisian explained that the Conservation Cluster Development approval process and background information to the members of the Planning Board since a majority of the members were not on the Board when this was originally approved. S. Sarkisian further described the Conservation Cluster development was approved for the construction of eleven single family homes and one duplex containing two affordable units.

D. Hamlen stated his plan would be to build 17 units of detached condos. He further stated there would be less bedrooms and less total square feet of total living space. The proposal also would be to put lot 2 which contains approximately .757 acres into open space and not build on that lot.

S. Sarkisian supported the concept of not building on lot 2. The Covered Bridge serves as the entry way to the overall development. S. Sarkisian further reported that several issues that have been brought to the attention of the Building Inspector they are as follows:

- Does this fall within the reasons allowed to amend the plan after the granting of a special permit per section of the zoning Bylaws Section 1808 – Amendments? 1808.1 states in part “amend the plan solely to make changes in lot lines shown on the plan”.
- Pursuant to section 1803.1.3.3 the Planning Board can allow, by special permit, more than one dwelling unit but not more than four dwelling units per structure. Can two detached single family dwellings be constructed on one lot?
- The applicant is proposing to have two single family dwellings on some of the lots, Town Planner suggests that this would require an increase of 35% to 50% open space per section 1803.1.7.
- Article 22 – Inclusion of Affordable Housing section 2204 states a minimum of 16.7% of the units in the development shall be affordable – the proposed 17 units x 16.7% = 2.839 units or 3 units (rounded to the nearest per section 2204.2) shall be affordable.

It is the Town Planners opinion, there are a number of unanswered zoning questions that need to be remedied on this proposal and need to have reviewed by Town Counsel.

The Board in general supported the concept but understood that it may have to be considered a new application.

K. Greenawalt stated that the revised project was better design in that it created a more unified community and we should go through reopening the public hearing process to implement the revised plan.

D. Hamlen further described the plan that a new walking trail might be constructed across the street from the Covered Bridge Project and the trail would be on Mainstone Farm Property which would run southerly to link to the existing trail system in Hamlin Woods and takes you to one of the highest points in Wayland.

S. Sarkisian stated that he would ask Town Counsel for an opinion to modify and amend the Covered Bridge Project.

NO VOTE WAS TAKEN

**9:05 P.M. Town Center Project - Bonding requirement as stated in the Master Special Permit decision "Infrastructure Security".**

Frank Doherty appeared before the Board requesting a certificate of vote regarding language as stated in the Master Special Permit decision that Roadway "A", "B" and "C" will be Ways open to the Public. F. Doherty explained that the vote is needed in order to appear before the Land Court to create ANR lots. Motion by K. Greenawalt reads as follows:

The Planning Board having found that; Twenty Wayland, LLC has entered into a Covenant for the benefit of Massachusetts Department of Transportation encumbering the property know and numbered 400-440 Boston Post Road, Wayland whereby Twenty Wayland, LLC, its successors and or assigns covenant to keep Street A as shown on the plan attached to said Covenant open to the public in perpetuity and maintained to not less than the prevailing standard to which similar streets in the Town of Wayland are maintained by the Town of Wayland; Likewise, the Town, in granting the Master Special Permit dated January 17, 2008 ("MSP") required that the same Street A, as well as portions of Street B and Street C ("Major Streets"), be open to the public and operated and maintained in accordance with the applicable guidelines for operation and maintenance of similar public infrastructure by the Town; further in the MSP, the Town contemplated designating the Major Streets as ways open to the public and delegating the obligation to maintain the Major Streets as said ways open to the public. Twenty Wayland, LLC; having agreed to subject the remaining portions of Street B and Street C to the same requirements as the Major Streets; the Major Streets and the remainder or Street B and Street C are approved and designated by the Town as ways maintained and ways open to the public.

2<sup>nd</sup> by C. Sheehan; Vote 3-0 in favor (unanimous)

**10:01P.M. ADJOURN:**

Motion: Adjourn

Moved: C. Sheehan; Second: K. Greenawalt; Approved 3-0 (unanimous)

Respectfully submitted,

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Sarkis Sarkisian, Town Planner

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Date