

TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS

Posted in accordance with the provisions of the Open Meeting Law
PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: **Wayland Planning Board**

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: Thursdays, February 16, 2012

TIME OF MEETING: 7:30 p.m.

PLACE OF MEETING: Wayland Town Building

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturdays, Sundays, and legal holidays. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in an adequate amount of time.

AGENDA

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

7:30 1.) Call Meeting to order by Chair/public comment

2) LEGAL NOTICE
TOWN OF WAYLAND
PLANNING BOARD

Public Hearing RE: Zoning BY-LAW AMENDMENTS

The Wayland Planning Board will hold a public hearing on Thursday, February 16, 2012 at 7:30 p.m. in the Planning Board Office, Wayland Town Building, 41 Cochituate Road, Wayland, Massachusetts, 01778. The subject of this hearing will be proposed amendments to the Wayland Zoning Bylaw, which will be considered at the 2012 Wayland Annual Town Meeting on April 9, 2012. The text of these amendments can be viewed at the Planning Board Office and outside the Building Department Office at the Wayland Town Building (8:30 AM to 4:30 PM during normal

work days. Reasonable accommodations and audio-visual aids and services will be available upon request. The proposed amendments to the Wayland Zoning Bylaw are summarized as follows:

§198- Designation Article: To determine whether the Town will vote to amend Chapter 198 of the Code of the Town of Wayland, the Zoning Bylaw of the Town, by making the following amendments:

Article 1

By adding the following language under Article 12 Refuse Disposal District

1201.1.5. Public works facility including office and associated structures owned or operated by the Town of Wayland and used primarily for the parking, storage, maintenance and repair of vehicles owned by the Town of Wayland.

By amending the Table of Dimensional Requirements Refuse Disposal District by increasing the minimum side yard setback from 15' to 50' and to place a building height restriction of 40'.

Article 2

DESIGN REVIEW BOARD § 198-508

508.1. Design Review Board establishment and membership- A Design Review Board is hereby established. Said Design Review Board shall consist of five (5) members who shall be appointed by the Planning Board based on the criteria contained herein. Members of the Design Review Board shall include, where possible and in order of preference, an architect; a landscape architect; a member of the Planning Board or designee; a resident who is an owner of a business in Wayland; and a graphic designer. Members shall serve for three (3) years or until their successors are appointed.

508.2 Purpose— The purpose of the Design Review Board is to issue an advisory opinion to the Building Commissioner, Special Permit Granting Authority, Board of Appeals and/or the Planning Board based on design guidelines that enhance, protect and promote development consistent with Wayland's Master Plan. Decisions of the Design Review Board shall be by a simple majority and no final action shall be taken without the concurrence of at least three (3) members.

508.3. Organization – The Design Review Board shall elect from among its members a Chairman, Vice-Chairman and a Clerk. Each officer shall serve for a term of one (1) year. The Design Review Board shall adopt rules and design guidelines as are necessary for the conduct of its responsibilities and shall publish and make available to the public design guidelines, advisory opinions rendered, and records of proceedings showing the vote on each opinion.

508.4. Authority and specific powers – All applications for building permits, site plan approval, special permits or variances for all non-residential uses involving new construction and all commercial signs shall be submitted to the Design Review Board concurrently, or earlier, with the submission to the decision making authority via the inclusion of one (1) additional set of all usual submittals required for such proposal. The Design Review Board review shall preferably be done in consultation with the applicant and their designer. A written advisory opinion must be made within (30) days after filing a complete application or such further time as the applicant may in writing allow to the administering Board (i.e. Board of Appeals, Planning Board). Lack of a report from the Design Review Board shall not be a sufficient reason to delay action on a submitted proposal.

All decisions, comments and reports of the Design Review Board shall be advisory only.

Article 3

1st part

Delete existing Section 198-1102.1.4.1.4 governing Auto service stations:

No services or merchandise other than accessory, portable automotive merchandise may be displayed or sold on the premises.

Insert a new Section 198-1102.1.4.1.4:

No services or merchandise other than accessory, portable automotive merchandise may be displayed or sold on the premises by right provided, however, that tobacco products, beverages, coffee, snacks, confectioneries, health and beauty aids, lottery, ATM, prepackaged foods, prepackaged sandwiches, prepackaged pastries, novelty items, seasonal merchandise, and grocery items limited to milk, bread, canned coffee, sugar, cereal, canned goods, condiments, and bagged ice, may be displayed or sold on the premises by Special Permit from the Zoning Board of Appeals in accordance with § 198-203.1 or, where applicable, by Special Permit granted by the Site Plan Approval Granting Authority as determined in accordance with § 198-603 regardless of whether the automobile service station or automobile service garage exists or was commenced by right, permit, special permit or variance, with or without

site plan approval. Notwithstanding the foregoing, no food or other items requiring on-site preparation, except for coffee prepared by customers, may be displayed or sold on the premises. The area for the display or sale of the items allowed by right or Special Permit shall be no greater than 65 percent of the gross floor area but in no event greater than 1,250 square feet.

2nd part

Delete existing Section 198-1102.1.4.1.7 governing Auto service stations:

Driveways shall be paved and join the street and cross sidewalks at right angles; shall not be more than 24 feet nor less than 10 feet wide at any point; shall be at least 10 feet from any lot line and 20 feet from the intersection of street lot lines; and shall be at least 20 feet apart. No more than two driveways may be permitted for each 100 feet of street frontage. Where approval by the MassDOT is required in connection with driveway openings onto state highways, the prior provisions of this § 198-1102.1.4.1.7 shall be waived, and the regulations of MassDOT shall be applicable.

Insert a new Section 198-1102.1.4.1.7:

Driveways shall be paved and join the street and cross sidewalks at right angles; shall not be more than 24 feet nor less than 10 feet wide at any point; shall be at least 10 feet from any lot line and 20 feet from the intersection of street lot lines; and shall be at least 20 feet apart. No more than two driveways shall be permitted for each 100 feet of street frontage. Notwithstanding the foregoing, the widths, setbacks and distances in this provision may be increased or reduced by Special Permit from the Zoning Board of Appeals in accordance with § 198-203.1 or, where applicable, by Special Permit by the Site Plan Approval Granting Authority as determined in accordance with § 198-603. Where approval by the Massachusetts Department of Transportation (MassDOT) is required in connection with driveway openings onto state highways, the prior provisions of this § 198-1102.1.4.1.7 shall be waived, and the regulations of MassDOT shall be applicable.