

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

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PLEASE TYPE OR PRINT LEGIBLY

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

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: September 24, 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 P.M. Planning Board Public hearing on the zoning amendments for October 3, 2012
Special Town Meeting.

Article 18 Conservation Cluster Developments

7:40 P.M. **Model Tree Clearing Bylaw**-To determine whether the Town will vote to adopt a bylaw, in substantially the following form based on the Model Land Clearing, Grading and Protection of Specimen Trees Bylaw from the Cape Cod Commission Model Bylaws and Regulations, setting forth the protocol which shall apply when anyone seeks to clear land of an area greater than 20,000 square feet, requiring the party to obtain a special permit from the Planning Board, and outlining the review standards to be applied in that permitting process, in an effort to balance the rights of utility companies and others to maintain rights of way in juxtaposition of the need to minimize loss of natural vegetation and to protect specimen trees and wildlife habitat

01.0 Purposes: Pursuant to M.G.L. c. 87, § 14, and otherwise, the purposes of this bylaw are to seek to balance the rights of utilities and others to maintain and utilize their easements and rights of way while at the same time striving to:

01.1 Protect the health, safety and property of the residents of the Town of Wayland, Massachusetts by regulating clearing, grading and maintenance activities associated with land development and ROW maintenance. It's goals include preserving existing trees and vegetation, preventing erosion and sedimentation of wetlands, ponds and other water bodies, controlling stormwater runoff, minimizing

fragmentation of wildlife habitat and loss of vegetation, preventing chemical poisoning of the environment.

8:15 P.M. 151 Plain Road Conservation Cluster Conservation Cluster Development Special Permit for 151 Plain Road into two buildable lots for the construction two single family homes.

8:30 P.M. Public Comment

8:40 P.M. **Please note: Meeting continued to October 2, 2012.** 150 Main Street proposal for a proposed mixed use redevelopment located at 150 Main Street, Wayland MA. The 2.84 acre site is comprised of a 14,000 square feet (SF) restaurant and single family homes. The proposed project consists of a total of 25,080 SF of mixed use commercial development floor space consisting of a 10,880 SF CVS with a drive-through window, a 3,600 SF restaurant, 3,500 SF of retail floor space and 7,100 SF of second floor office space. The former restaurant will be demolished and removed from the site.

8:45 P.M. Sprint con't of public hearing for Site Plan Approval

9:10 P.M. Goals for 2012

10:00 P.M. Adjourn

Potential items on the agenda for October 2, 2012:

- Preliminary Subdivision Application 28 Oxbow Road.
- Scenic Road hearing for 22 Plain Road – Removal of 24” Red Oak Tree