

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

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

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: February 26, 2013

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. Public Comment**

**7:35 P.M.**

**LEGAL NOTICE**

**Public Hearing RE: Zoning BY-LAW AMENDMENTS**

The Wayland Planning Board will hold a public hearing on Tuesday, February 26, 2013 at 7:35 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 2013 Wayland Annual Town Meeting. 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:

**Create a new Overlay District "River's Edge Housing Overlay District"**

§ 198-2501. Purposes and Intent.

2501.1 The purpose of this article is to increase the supply of housing in the Town of Wayland that is available to and affordable by low-income and moderate-income households which might otherwise have difficulty in finding housing in Wayland, and to ensure that such housing is affordable over

the long term and provided in accordance with the Wayland Master Plan and the Town's Affordable Housing Production Plan.

2501.3 A minimum of two thirds of the dwelling units shall be aged restricted to persons 55 and over.

§ 198-2502. Overlay District.

2502.1 The River's Edge Housing Overlay District ("REHOD") is an overlay district superimposed on the underlying zoning district on the parcels of land on Boston Post Road in Wayland, Massachusetts Plate 22 of the Atlas of the Town of Wayland, Massachusetts, 2002, numbered as Parcels 22-3, 22-6 and 22-7. All uses permitted by right or by special permit in the underlying zoning district shall be similarly permitted in the REHOD, subject to the further provisions of this Article 25. Where the REHOD authorizes uses not otherwise allowed in the underlying district, the provisions of the REAHOD shall control. Nothing herein shall be construed to supersede the provisions of other overlay districts applicable to land or structures within the REAHOD, except as set forth herein.

§ 198-2504. Permitted Uses.

2504.1 The uses set forth below, individually or in combination, are permitted, as of right, in the REHOD, subject to site plan approval issued by the Planning Board pursuant to Article 6 of this Zoning Bylaw:

2504.1.1 Single-Family Affordable Housing Dwelling Units.

2504.1.2 Multi-Family Affordable Housing Dwelling Units.

Minimum setback in the REOHD perimeter boundary shall be 50 feet.

2505.1 Maximum building height shall be 55 feet height. Distance from a Public Way of any building or portion thereof located less than 100' feet from a public way shall not exceed more than 45' feet in height. Height shall be as defined in § 198-701.1.2, except that penthouses shall refer only to mechanical penthouses and that none of the items referred to in that section are used for occupancy purposes. Height shall be measured in accordance with the provisions of § 198-104.2.

2505.3 Maximum number of dwelling units. There shall be no more than 216 dwelling units. No unit shall have more than three bedrooms.

**8:15 P.M. Zoning By-Law Public continuation of hearing from January 8, 2013.**

**Public Hearing RE: Zoning BY-LAW AMENDMENTS**

. The proposed amendments to the Wayland Zoning Bylaw are summarized as follows:

By inserting a new definition for MEDICAL MARIJUANA TREATMENT CENTER after MEDICAL/DENTAL CARE CENTER

**MEDICAL MARIJUANA TREATMENT CENTER: - a not-for-profit entity, as defined by Massachusetts law only, registered under this law, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, grinds, bakes, dispenses, or administers marijuana products containing, related supplies, or educational material to qualifying patients or their personal caregivers.**

Amending Table of Permitted Principle Uses by districts and Light Manufacturing.  
Insert in ARTICLE 24 Municipal Services Overlay District under Permitted uses.

**Medical Marijuana Treatment Center**

**8:30 P.M. Continued Public Hearing Site Plan Approval 66 River Road.** The purpose of the hearing is to act on a request for Site Plan Approval and Review for the construction of a new Department of Public Works Facility located at 66 River Road. This application is made at the request of Wayland Building Committee. The public is invited to attend and offer comments regarding this application.

**9:00 P.M. Approve Minutes/Meeting Schedule/Subdivision update on road construction for Town Meeting vote on revised list.**

**9:05 P.M. Adjourn**