

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: February 4, 2014

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. Public Hearing on the Zoning Articles for 2014 April Town Meeting.

LEGAL NOTICE
TOWN OF WAYLAND
PLANNING BOARD

PUBLIC HEARING RE: ZONING BY-LAW AMENDMENTS

The Wayland Planning Board will hold a public hearing on Tuesday, February 4, 2014 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 2014 Wayland Spring Annual Town Meeting. The

text of these amendments and maps 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 and subject matter 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.

§ 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.

Create a new Ground Mounted Solar Energy Overlay District.

The purpose of this by-law is to regulate large-scale Ground-Mounted Solar Photovoltaic Facilities by: establishing a Solar Photovoltaic Facility Overlay District for construction of a Ground-Mounted Solar Photovoltaic Facility; providing standards for the placement, design, construction, operation, monitoring, modification and removal of such facilities, which standards address public safety and minimize impacts on scenic, natural and historic resources; and providing adequate financial assurance for the eventual decommissioning of such facilities.

Create a new Specimen Tree Overlay Protection District.

Protect the health, safety and property of the residents of the Town Wayland by regulating tree cutting and preserving existing trees and vegetation, minimizing fragmentation of wildlife habitat and loss of vegetation;

Limit land clearing and alteration of natural topography;

Protect specimen trees and significant forest communities from damage or removal;

Provide additional protection for the Great Meadows National Wildlife Refuge.

To replace sections of the Zoning Bylaw in all commercial districts regarding the construction of sidewalks with the following new paragraph:

In the event of the construction, reconstruction or substantial alteration of any premises that are used or intended to be used, in whole or in part, for any industry, trade, manufacturing or commercial purposes, a pedestrian sidewalk shall be constructed as a part of such construction, reconstruction or substantial alteration, such sidewalk to be a minimum of five feet in width along and within the entire right of way of the lot. The sidewalk shall be constructed of

concrete and have at least six inches in height of raised granite curbing. The Special Permit Granting Authority and the Site Plan Approval Authority shall determine the sidewalk's final location. The sidewalk location shall be such as to join in a reasonable manner existing or potential sidewalks on abutting land. Pedestrian walkways shall also be required and integrated to the maximum extent possible, into the interior and/or perimeter landscaping of the parking lots.

Insert a new section regarding Landscaping in parking areas abutting residential property.

A continuous 10' landscape strip shall be provided for parking lots immediately adjacent to a residence district which shall be adequately landscaped and maintained with natural and living materials so as to form an effective screened year round view from said residential districts. The Special Permit Granting Authority or the Site Plan Approval Authority may also require a tight fence.

Insert a new section 505.1.1 regarding signs so as to read:

Alteration, Repair and Replacement of On-Premise Signs. Except for copy changes on signs with changeable letter panels, no sign shall be reconstructed, extended, changed structurally or in content or replaced except in accordance with this Article.

The Wayland Planning Board will also discuss the establishment of a Municipal Affordable Housing Trust Fund under the provisions of Massachusetts General Laws Chapter 44, Section 55C.

9:00 P.M. Approve minutes

9:15 P.M. Adjourn