

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: **December 13, 2017**
TIME OF MEETING: 7:30 P.M.
PLACE OF MEETING: **Town Building 41 Cochituate Road**

AGENDA

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

- 1. Open Meeting Public Comment & Town Planner Report (7:30 P.M.)**
- 2. 74 Moore Road Conservation Cluster Development Special Permit continuation of Public Hearing. (7:35 P.M.)**

Owner: Tamposi brother LLC

Application: for a Conservation Cluster Development

Jurisdiction: Special Permit Granting Authority

Purpose: Development in a manner consistent with the following objectives:

- Promoting the more efficient use of land in harmony with its natural features.
- Encouraging the preservation of open land for conservation, agriculture, open space and recreational use and preserving historical and archaeological resources.
- Protecting existing or potential municipal water supplies.
- Protecting and promoting the health, safety, convenience and general welfare of the inhabitants of the Town of Wayland.

Decision - Planning Board has 90 days from public hearing September 19, 2017 or December 18, 2017.

Staff Notes: See attached draft decision

Recommendation: close the public hearing and vote the final decision that was discussed on November 28th. A new Approval Not Required Plan for Hickory Hill will also be presented.

- 4. Minutes of November 7, 2017 and November 28, 2017 for approval (8:10 P.M.)**
- 5. Whittemore Place subdivision bond/lot release and retention basin modification 213 Old Connecticut Path. (8:20 P.M.)**

6. Discuss potential Zoning Articles. (8:30 P.M.)

- § 198-505. Off- Street Parking. Consider reducing the number of parking spaces required. The proposal would also allow the Planning Board under Site Plan Approval and the Special Permit Granting Authority the ability to land bank parking.
- § 198-506.8.1 Landscaping in parking facilities adjacent to residential land. This article would require a minimum of a 10' buffer.
- § 198- 603.3 Notwithstanding Section 601.2, supra, any proposed nonprofit educational, religious, or child care uses land protected under G.L. c. 40A, §3 ("Section 3 Uses") shall be subject to site plan review under Article 6, which shall be limited consistent with those statutory provisions. The purpose of this Section is to ensure that all such uses and facilities are reasonably regulated in regards to bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage.

The Planning Board will also begin discussions on Recreational Marijuana. Ira Montague will report to the board a meeting he attended with the Youth Advisory Committee.

7. Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting

8. Adjourn (9:30P.M.)