

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: **September 19, 2017**

TIME OF MEETING: **7:30 P.M.**

PLACE OF MEETING: **Town Building, 41 Cochituate Road**

REVISED AGENDA

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

7:30 P.M. **Open Meeting Comment**

7:35 P.M. **74 Moore Road Conservation Cluster Development Special Permit**

The Wayland Planning Board will hold a public hearing on Tuesday evening, September 19, 2017 at 7:35 PM, in the Wayland Town Building, 41 Cochituate Road, Wayland, MA. The purpose of the hearing is to act on an application by Tamposi Brothers LLC for a Conservation Cluster Special Permit for 74 Moore Road to develop the property into two additional single family house lots on 6.2 acres of land. The existing house will remain.

Owner: Tamposi brother LLC

Application: for a Conservation Cluster Development

Jurisdiction: Special Permit Granting Authority

Metrics:

Zoning Bylaw 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.

§198-203 General Regulations: Applications for Special Permits must meet the following conditions:

- shall not be against the public interest,
- shall not derogate from the character of the neighborhood in which such use is to occur
- shall not be detrimental or offensive because of noise, vibration, smoke, gas, fumes, odor, dust or other objectionable features and
- such use shall not otherwise be injurious to the inhabitants or their property or dangerous to the public health or safety.

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

Staff Notes: See attached Town Planner Memorandum Sept. 14 2017

Staff Recommendations:

- Discuss peer review
- Schedule site visit
- Continue the hearing

8:35 P.M. **MassCentral Rail Trail Grant opportunity – TEC engineer’s estimate for permitting**

8:45 P.M. **Planning Department budget review**

9:00 P.M. **Status and update on the 40B applications 24 School Street and 113 Boston Post Road**

9:20 P.M. **Approve Minutes for August 8, August 15 and September 5, 2017**

9:45 P.M. **Town Planner report**

10:00 P.M. **Matters not reasonably anticipated by the Chair 48 hrs in advance of the meeting**

10:00 P.M. **Adjourn**