

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: **October 3, 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 (7:30 P.M.)**
- 2. Public Hearing Re: Zoning By-Law Amendment - Marijuana establishments and Moratorium (7:35 P.M.)**

Summary: The Board will discuss proposed amendments to the Wayland Zoning Bylaw, which will be considered at the November 14, 2017 Special Fall Town Meeting. The proposed amendments are summarized as follows:

The Town of Wayland is proposing to adopt an amendment to the Zoning Bylaw that would provide a new definition of a Marijuana establishment and place a temporary moratorium on the use of land or structures for Recreational Marijuana Establishments through January 1, 2019 or six months from the date that final regulations are issued by the Cannabis Control Commission, whichever date is later to allow time to study the issue and develop appropriate bylaws and ordinances.

Authority: G.L. c.40A, § 5 Statutory requirement for adopting a zoning By-Law
Planning Board report – The Planning Board must present a report with recommendations to town meeting. This report may be oral or written. If twenty-one (21) days have passed between the Planning Board hearing and the town meeting vote, then the town meeting may act on the article even in absence of a report from the Planning Board.

Staff Notes and Correspondence:

Staff Recommendations: Supports the article as submitted. Close the hearing, vote and issue report.

- 3. Lot 3 Michael Road Affordable Unit approval (8:00 P.M.)**

Request: The applicant New Meadow seeks approval of Affordable Unit Design

Authority: G.L. c.40A, § 5 - Special Permit Granting Authority - Planning Board issued a Special Permit for a Conservation Cluster for the Michael Road.

Staff Notes and Correspondence:

- Decision 01-2010 section 3b. stated “The Applicant shall submit copies of elevations and floor plans for the affordable unit within the development for review. The Applicant shall submit the plans for the affordable unit prior to submission of the building permit for the affordable unit, for the Board to review and ensure conformance with §198-2205.3.1 and §198-2208.2.”
- Letter from New Meadow Development dated September 20, 2017
- House Plans for New Meadow Development Lot 3 Michael Road. Affordable unit

Staff Recommendations:

- Staff recommends approval with conditions regarding affordable housing restrictions and marketing plan.

4. Approval Not Required (ANR) plan for 209 Old Connecticut Path (8:15 P.M.)

Summary: Mark Klempner, David Green

Authority: Planning Board Approval 3 members required for signature

Staff Notes and Correspondence: :complies with the zoning district frontage and lot area.

Staff Recommendations: Approval for signature.

5. Department of Conservation and Recreation Partnership Matching Funds Program application approval of funds for the Mass Central Rail Trail (8:20 P.M.)

Summary:

The MCRT-Wayside is one of DCR’s highest priority new multi-use trail and greenway initiatives. The Town of Wayland recently completed about a ½ mile of the trail at their Town Center, and DCR and Eversource plan to construct and pave approximately 4 miles of the trail this fiscal year. Just west of these completed sections is the old Great Meadows, 9-bent, timber-pile rail Road Bridge that will need rehabilitation to continue west.

DCR bridge section completed a preliminary “Evaluation of Bridges on the MCRT - Wayside” in 2015. In 2016, the Town of Wayland completed an additional “Re-Use Assessment and Inspection.” The proposed project will develop final rehabilitation plans and permit the bridge rehabilitation project. Budget estimate \$90,000. DCR will commit \$60,000 and the Town of Wayland will commit \$30,000. DCR will manage the project.

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Staff Notes and Correspondence:

- Draft Partnership application.

Staff Recommendations:

- Staff recommends approval.

6. Minutes of September 5, 2017 and September 19, 2017 for approval (8:30 P.M.)

7. Town Planner Report (8:50 P.M.)

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

9. Adjourn (9:00 P.M.)