

PLANNING BOARD

MEETING MINUTES

THURSDAY April 27, 2010

The Wayland Planning Board met Thursday, April 27, 2010 at 7:40 PM in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

Mr. Kevin Murphy, Chair
Ms. Lynne Dunbrack, Clerk
Mr. Ira Montague
Mr. Kent Greenawalt
Ms. Colleen Sheehan, Associate Member

Also present was Sarkis Sarkisian, Town Planner

Mr. Murphy opened the meeting at 7:40 PM.

Kevin Murphy opened the hearing with the reading of the evening's agenda.

Bill Sterling requested the Board allow him public comment early due to a conflicting appointment he had. His presentation surrounded the differences in TD Bank building design changes that he had drawn up. He felt that the current design was too large and that his pencil sketch depicted a smaller, more aesthetic blending design for that particular neighborhood. He did not believe that the Town should approve the building or the signage. Kevin thanked Mr. Sterling and commented that he would extend his ideas to the developer.

1. Wayland High School Project

Kevin opened the hearing @ 8:00 with some landscape design changes. The developers' landscape designer, Mary Webb, showed the revised access pathways, (2) that have been added to make access easier to the building. She explained the changes in the plantings in the courtyard and along the abutters' property. Discussions surrounded the drop off areas and the parking that would facilitate the handicap/senior close proximity parking.

A resident, Kathy Siracusa – 14 Cameron Road, questioned where the lights would be placed and the amount of lumens that would be used along the abutters' property and whether or not the lights would be put on timers.

Lisa Engleston, the Conservation Departments consultant discussed the drainage plans. She noted that the paving stone walkways were a positive point for the allowance of natural filtration. She noted some concerns with the 25 year storm and she felt that the design was actually for a larger storm.

Hearing was continued to May 4th, 2010 at 7:35.
Kent motioned, Lynne seconded. All in Favor 4-0

2. Dudley Woods Informal

The informal presentation was to see if the Board would support the Article 15 to preserve the land and to keep it from being developed as well as the possibility of have a section reserved for the possibility of waste water management in years to come. The neighbors explained how the property is currently used for people to walk and just enjoy the pond. There suggestion was to have the property transferred to the Conservation Department to be kept as conservation land.

It was suggested that the Board have a site walk to take a look at the property.
Site walk scheduled for Sunday, May 2nd @ 1:00 pm. All will meet at 44 Pond Drive.

Public Comment opened. Charlie Raskins delivered his presentation concerning the need for Town services and the possibility of some elder/affordable living facilities to be built on that property. He spoke of some historical information of the property as well. The Board thanked him for his information.

Motion made to have the hearing continued to May 4th, 2010 at 8:05
Kevin motioned, Lynne seconded. All in Favor 4-0

3. SAGE HILL

Lisa Engleston presented the information in regards to the drainage and the waivers that were being requested. Brief discussion around the rain gardens and retention basins. She felt that their design was well done and that the soils were really good for natural filtration. Her suggestion was to remove the individual rain gardens and design a central retention filtration system. She felt that the basins would be better and able to maintain more run-off than required and provide better filtration.

Motion to continue to May 4th, @ 8:35.

Kent motioned, Lynne seconded. All in favor 4-0

4. TD BANK

A brief discussion surrounds the signage with regards to size and location.
The other discussion was to minimize the view of the building and how to soften the massing of the building. The shield will be lessened from 5 ft to 4 ft which should make it take on a smaller look.
Another discussion was around the lighting and the applicant was asked to adjust the lumines on the Cochituate Road side. The landscape amendments are complete.

Sarkis Sarkisian motioned for the signage to be approved.

Kevin motioned, Ira seconded
All in favor 4-0

Lent moved to accept the site plan approval. Lynne seconded All in favor 4-0

Kent moved to continue to May 4th @9:05. Lynne seconded. All in favor 4-0