

PLANNING BOARD

MEETING MINUTES

THURSDAY April 6, 2010

The Wayland Planning Board met Thursday, April 6, 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.

1. Wayland High School Project – joint meeting with CONCOM in regards to drainage.

Kevin opened the hearing @ 7:40 in the Selectman's Hearing room with the Conservation Commission. The discussion was for the Wayland High School drainage. A brief discussion started with the Southwest portion and that the plan was to upgrade and move the system to allow water to flow directly to the rain gardens where it would disperse evenly. There would still be underground filtration from sand filters. The parking area would be removed and turned into a planted meadow and it would meet the DEP regulations.

Sarkis Sarkisian, Town Planner, questioned the maintenance of the sand filters and it was noted that the sand would have to be changed every 2 years. The soil testing just recently been done and they reached about 62 inches down before they hit saturation from the last weeks flooding rain storm. ConCom requested a set of revised plans which they had not received so they could review them with the new information.

A lengthy discussion surrounded the run-off and quantity of rain water and how it would be directed off the walkways and paths and it was noted that if they used a paving stone with instead of asphalt the water would pass thru the soil and leech down to filter thru . Another question regarding erosion control and where the re-fueling areas would be placed during construction.

A resident, Kathy Siracusa questioned where the overflow from the rain gardens would go and if it would run-off onto abutting neighbors' properties. It was stated that the function of the filters and such would prevent that from happening. The rain gardens would maintain any rain water that collected.

Hearing was continued to April 27th, 2010 at 7:35.

Kent motioned, Lynne seconded. All in Favor 3-0

2. SAGE HILL

The applicant presented their application jointly with ConCom and they shared the information that had been collected on the site walk. They had made a change to the conservation trail. Discussion around the rain gardens they were constructing and if the water would be captured and the run off would be kept away of the neighbors property. A continuation was raised due to the fact that ConCom had not been given current plans for review. A landscape plan was also requested for both ConCom as well as Planning so it could be reviewed to see the view from Concord Road.

There was a short discussion surrounding the overflow drains and ConCom suggested having their consultant review the plans and give input.

The applicant agreed that they would work on getting copies to both departments before the continued hearing and that they would be in discussions with the consultant.

Hearing continued to April 27th, 2010 at 8:35

Kevin motioned, Lynne seconded. All in Favor 3-0

3. TD BANK – Site Plan

Lighting and Landscaping discussion:

Short review of lighting on site. Discussion on fixtures that are already being used at the Trinitarian Church. Spoke of the safety issues for the building as well as the neighborhood. The applicant noted that the lighting would be on the rear corners of the building and that it should not illuminate the neighboring properties and that the front would have 2 to 3 with leads lighting at the boundary. Lighting styles were discussed for connection to historical factors and that it would blend in to the area.

Landscape – discussion regarding the planting of trees in front of the building. A discussion surrounded whether they would plant regular trees or maybe some sort of ornamental. They would be the only building with a tree planting in front on that strip of the road. It was agreed that maybe a small, dwarf type ornamental might look appropriate. The shrubbery on the side would be nicely planted for aesthetics.

Signage – The discussion surrounded the building signs and the stand alone sign. The signs on the building seemed to be within the vision of the town as well as the applicant. The subject surrounding the stand alone sign and how they didn't feel that it was fitting into the current neighborhoods signage. They suggested having a hanging sign on a post with placquard. It was suggested that they continue to April 27th, 2010 at 9:05

Kent moved to continue. Lynne seconded. All in favor 3-0

4. SEWAGE TREATMENT FACILITY – Sarkis Sarkisian presented the style and color chart for the vinyl siding that they were proposing to use.