

PLANNING BOARD

MEETING MINUTES

THURSDAY June 1, 2010

The Wayland Planning Board met Thursday, June 1, 2010 at 7:30 PM in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

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

Also present was Sarkis Sarkisian, Town Planner

Mr. Montague opened the meeting at 7:30 PM.

Ira Montague chaired the meeting in Kevin Murphy's absence.

Bill Sterling began with asking what expectations were on the table for this evening. He stated that this plan was the anchor piece to the plan.

1. Land use vs. Growth Management

Stated that MSPI Advisory wanted the rural character and density of re-development to be important. There would be guidelines to protect that character. Wanted standards in place for overlay district in regards to landscaping, signs, etc. There would be a design committee that would review applications, design review board, etc.

The board would require written/verbal review by the committee. A comment was made in regards to walkway lighting on poles. They should not be on during dusk hours of the day. Ira spoke of a few "green" energy uses.

Bill Sterling spoke of re-development law. Try and become mainly residential with guidelines. He also wanted an implementation committee to make the guidelines happen.

Colleen suggested that there would need to have a percentage that would document what amount would remain residential versus commercial. Re-develop existing commercial property, not expand

The committee spoke of an overlay district at Dudley Pond.

Conservation Cluster Projects – Give incentives for development to be controlled ie: 5 acre parcel be limited to 6 dwellings.

Anti-mansionization – Scenic overlay districts.; Kent suggested that they inquire other towns to see how they approached this topic.

They spoke of other areas that needed to be reviewed. Housing priority in regards to accessory dwellings by-law.

Economic development – Best use of open space land. CPA funds could be used to purchase such properties. They also wanted privacy fences to be limited.

Economic Development – Zoning framework – improve with scenic character of the Board. Green Design principles and monitor the Town Center project.

Wetlands – resolve those issues and understand what the town needs.

Parking Requirements – there was a consensus that more parking was not necessary and what they should be focusing on was more bike trails and walking paths and public transportation. They wanted the reduction in traffic speed to be reduced with the aid of speed bumps from border line to border line thru the center of town.

Next meeting to be heard on June 15, 2010 at 8:30 p.m.