



TOWN OF WAYLAND
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778
PLANNING DEPARTMENT

SARKIS SARKISIAN
WAYLAND TOWN PLANNER
TEL: (508) 358-3615
FAX: (508) 358-4036

MEETING MINUTES

November 9, 2010

The Wayland Planning Board met **on Tuesday, November 9, 2010 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 *Open Meeting/Public Comment/Schedule of public meetings*
- 7:40 *Sage Hill Subdivision discussion on Affordable Unit and Site Plan*
- 8:15 *Dylan Circle Subdivision Extension of time.*
- 8:25 *Administrative Items.*
- 9:30 *Adjourn*

Attendance:

Mr. Kevin Murphy, Chair
Ms. Colleen Sheehan, Member
Mr. Kent Greenawalt, Clerk - Absent

Mr. Ira Montague, Vice Chair
Mr. William Whitney, Member
Andrew Reck, Associate Member- Absent

Also present were Sarkis Sarkisian, Town Planner and Sheila Cuttell, Secretary

Minutes taken by S. Cuttell

7:35 OPEN MEETING:

K. Murphy opened the meeting at 7:40 PM and reviewed the agenda.

7:40 PUBLIC COMMENT: NONE – No attendees

7:40 P.M. SAGE HILL AFFORDABLE UNIT & SITE PLAN

Michael Staiti, Applicant and Developer of Sage Hill, distributed and discussed the Affordable Housing Marketing Plan as well as Deed Rider for the affordable unit at Sage Hill. Town Counsel is in the process of reviewing all documents and will submit comments to the Board. M. Staiti is also exploring the possibility of including a local preference option in marketing plan but it is not clear if this is allowed under state guidelines. These documents will need to be approved and recorded.

M. Staiti also presented a brief overview of the site plan and schematic that they are proposing for the duplex containing the affordable unit. The Board recommended that a garage bay be added for the affordable unit and design elements from other homes in the development be incorporated in the design of the duplex. The Board also requested that the condo association agreement (or other document as applicable) include provisions for sharing and funding maintenance expenses. Applicant will get back to the Board with the updated information and plans.

8:15 P.M. DYLAN CIRCLE SUBDIVISION EXTENTION: (171 Concord Road)

Presented by S. Sarkisian

Discussion to approve the extension of the special permit until October 19, 2011. A one year extension. S. Sarkisian commented that developer has resolved all outstanding disputes with abutters and has installed and maintained additional landscaping as requested by the Board.

W. Whitney moved, seconded by C. Sheehan to grant the one-year extension.

All in favor - Unanimous

8:25 P.M. ADMINISTRATIVE .

Minutes: K Murphy and K Greenawalt are in the process of re-structuring the format. They will get all changes to the Planning Board for review.

Warrant Amendment: An addendum to the warrant will be submitted for the zoning bylaw re-write warrant article. Gretchen Schuler submitted some changes that will be included in this addendum. The board discussed each of the proposed addendum items which included (summarized):

Removal of new definition for Kennel (leaves ZBL unchanged)

401.1.3.2 replace first instance of 'structure' with 'building'

702.1 delete 'was' in the 8th line

1401.1.2 make 'establishment' plural

1402.1.1 replace 'facility' with 'facilities' in the first line

pg. 65 of the Warrant, strike 'Flood and Watershed Protection' from the table

pg. 67 of the Warrant, strike first use of "Personal and other" from the third line of the table

W. Whitney motioned and C. Sheehan seconded to recommend the warrant article as amended. All in favor.

9:30 P.M. Adjourn

C. Sheehan motioned and W. Whitney seconded to ADJOURN. All in favor.

9:35 P.M. Meeting re-opened to discuss affordable unit requirements

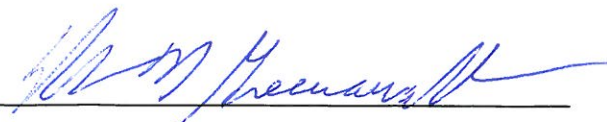
W. Whitney recommended that future affordable units developed under the inclusionary bylaw be as stand-alone as possible to minimize maintenance conflicts recently observed in other units in town.

9:40 P.M. Adjourn

W. Whitney motioned and C. Sheehan seconded to ADJOURN. All in favor.

Next meetings will be on November 30, 2010 and December 14, 2010.

Respectfully submitted,



Kent Greenawalt, Clerk



Date