



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

SARKIS SARKISIAN  
WAYLAND TOWN PLANNER  
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**MEETING MINUTES**

**September 6, 2011**

The Wayland Planning Board met **on Tuesday September 6, 2011 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 Call to order/ Review Agenda/Announcements/Public Comment**
- 7:35 Application Approval Not Required Plan 87 Lincoln Road Map 8, parcel 12**
- 8:00 Inclusionary Zoning Rules and Regulations Discussion**
- 8:30 Schedule Site Visit for Tree Hearing and 134 Boston Post Road**
- 9:30 Minutes**

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of discussion time.

Attendance:

Mr. Ira Montague, Chair  
Ms. Colleen Sheehan, Member  
Mr. Kevin Murphy, Clerk

Mr. Kent Greenawalt, Vice Chair (arrived 8pm)  
Mr. Andrew Reck, Member  
Mr. William Whitney, Associate Member (absent)

Also present was Sarkis Sarkisian, Town Planner

Minutes taken by K. Murphy

**7:30PM OPEN MEETING:**

I. Montague opened the meeting at 7:35 PM and reviewed the agenda.

**7:35PM PUBLIC COMMENT:**

None

**7:35PM APPLICATION APPROVAL NOT REQUIRED PLAN 87 LINCOLN ROAD MAP 8, PARCEL 12:**

Applicant: Mr. Christopher Clifford  
Beneficial Owner: Frank Conrad  
Legal Representative: Mr. Brian Levy

S. Sarkisian informed the Board that the Applicant was granted a variance from the ZBA (and the requisite appeal period had expired) for the non-conforming quality (frontage) of the lot. The lot is now deemed to be conforming and the Board can approve the ANR request.

The Board reviewed the application and observed that a note on the subdivision plan restricting further subdivision was unclear. Language was added (by handwritten notes) to correct this.

The “+/-“ notation was also added to note referencing the total acreage.

Motion: Approve ANR, as amended.

Moved: C. Sheehan; Second: K. Murphy; Vote: 4-0 in favor (unanimous, K. Greenawalt abstained)

**8:10PM INCLUSIONARY ZONING RULES AND REGULATIONS DISCUSSION:**

S. Sarkisian led a review of the draft Rules and Regulations and comments/edits received from members.

The Board made several changes to the draft document to correct errors and improve clarity. The Board directed S. Sarkisian to submit the revised draft to Mr. Mark Lanza (Town Counsel) for review. Once this review is complete, the final draft will be distributed to the Board to be voted on at the October 4<sup>th</sup> (expected) meeting.

**9:05PM SCHEDULE SITE VISIT FOR TREE HEARING AND 134 BOSTON POST ROAD:**

C. Sheehan, I. Montague and S. Sarkisian will meet Friday, September 9, 2011 to review and inspect all scenic road trees to be voted on at the next tree hearing.

S. Sarkisian and the Board agreed that a site visit for 134 Boston Post Road would take place beginning at 7:00AM on Monday, September 12, 2011.

**9:35PM MINUTES:**

Motion: Approve minutes for 8/23/2011, as amended.

Moved: K. Greenawalt; Second: A Reck; Vote: 3-0 in favor (unanimous – K. Murphy and C. Sheehan abstained)

**9:42PM ADJOURN:**

Motion: Adjourn

Moved: C. Sheehan; Second: K. Greenawalt; Approved 5-0 (unanimous)

Respectfully submitted,

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Kevin Murphy, Clerk

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Date