



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

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MEETING MINUTES

September 13, 2011

The Wayland Planning Board met **on Tuesday September 13, 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**
- 7:35 Scenic Tree Hearing (Joint with Board of Public Works)**
- 8:15 Town Center Building Elevations Approval for Building 2-F**
- 8:30 Preliminary Review of 134 Boston Post Road – Northbridge**
- 9:00 New Business/Grant Application Mass Works/Minutes**

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

Attendance:

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

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

Also present was Sarkis Sarkisian, Town Planner
Minutes taken by K. Murphy

7:35PM OPEN JOINT MEETING:

I. Montague opened the joint meeting at 7:35 PM.

Mr Don Oullette opened the discussion of the trees identified for removal by noting that a resident had objected to the removal of certain trees. He asked that both Boards opine on all trees and record votes so he will have this information if/when he approaches the Selectmen for approval to remove.

The Planning Board/Staff agreed with majority of the recommended removals as presented with the following exceptions:

#1200 Planning Board requested that this tree not be removed.
Motion: Recommend against removal.
Move: K. Murphy, Second: I. Montague
Vote: 2-0 (K. Greenawalt abstain)

#1209 Planning Board adds recommendation that entire clump be removed and further recommends that location be specified as a high priority for replacement.

#1205 Planning Boards adds recommendation that location also be designated as high priority for replacement.

Motion: Removal with recommendations noted above.

Move: K. Murphy

Second: K. Greenawalt

Vote: 3-0 unanimous

Motion to recommend that the following trees be removed: 1201, 1202, 1203, 1204, 1206, 1207, 1208, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1218, 1219, 1220 and 1252

Move: K. Murphy

Second: K. Greenawalt

Vote: 3-0 unanimous

8:05PM Motion to close Joint Tree Hearing and adjourn to regular Planning Board Meeting

Move: K. Murphy

Second: K. Greenawalt

Vote: 3-0 unanimous

8:07PM OPEN PLANNING BOARD MEETING:

Montague opened the regular Planning Board meeting and reviewed the agenda (noted above).

8:08PM PUBLIC COMMENT:

None

8:08PM TOWN CENTER BUILDING ELEVATIONS APPROVAL FOR BUILDING 2-F:

Mr. Frank Doherty, Twenty Wayland, LLC, described planned footprint and aesthetic changes to building 2-F. He also noted that building 3-A will be smaller than originally anticipated and that the reduction in square footage for that building would be re-allocated within the MUOD.

Previously approved and proposed elevations were compared and the following changes were noted:

- Detail has been added to make the building consistent with other Street A buildings
- Second story apartment patios were removed
- Most “Juliet” balconies have been removed and none of the remaining balconies are walk out.

The Board raised a concern that the space between building 2-F and 2-G (building immediately to the west of 2-F) would form an undesirable funnel effect with a pinch point at the rear of the buildings. F. Doherty offered to revise the layout and provide additional detail regarding building [].

9:00PM PRELIMINARY REVIEW OF 134 BOSTON POST ROAD – NORTHBRIDGE:

Applicant: Northbridge Wayland

Mr. William Pezzoni

Ms. Wendy Mueller

Mr. Ray Mitrano

Mr. Eric Girarde

Mr. Paul Maloney

S. Sarkisian introduced the agenda item to the Board. The site is commonly referred to as Lee’s farm and the Applicant proposes to subdivide the parcel into two lots and use the easterly lot to construct an

assisted living facility. He noted that the Applicant has submitted applications to the ZBA for the following special permits:

- Use of the site for an assisted living facility
- Location of 13 parking spaces in a residential district
- Earth Movement, and
- Total number of parking spaces (34).

S. Sarkisian noted that while the ZBA is the approval granting authority, they requested a review and recommendation from the Planning Board regarding the proposal.

R. Matrano and W. Muller then reviewed the proposal and the Northbridge company. Northbridge is a Massachusetts based company and operates a number of similar facilities in the state. In each case, the facility is designed to fit in with local architecture and style. The Board view photographs of other Northbridge sites as well as preliminary designs for the facility proposed for Wayland.

Design features for include:

- Farmhouse styling
- A wrap-around porch
- 4 over 4 divided light windows
- A 'residential' feel with subdued lighting and styling.

Mr. Ned Girard provided an overview of the site infrastructure. He noted that the intersection with Rt 20 would be un signaled, the septic system developed for the site would a shared system and he reviewed the drainage plan (all runoff captured, treated and recharged on site).

Zoning for the parcel was also reviewed. The parcel contains two types of zoning: Roadside Business for a section along Route 20 and Residential 40k for the remainder. The proposal is subject to numerous zoning requirements including maximum lot coverage and setbacks. The proposal complies with all requirements except those for which a variance has been requested from the ZBA.

The Landscape Plan includes numerous features selected to emphasize the farmhouse concept including sugar maples for shade, an apple orchard in front, a split rail fence along route 20, native plants along the river and a mix of native evergreen and deciduous plantings throughout. The final location of the curb cut at route 20 will be selected to save a large white pine.

S. Sarkisian noted that the Town will be hiring an engineering firm and landscape architect (both funded by the applicant) to review the application.

Comments from the Wayland Land Use Committee include the following:

- Proposed use is a 'good' use with relatively low impact
- Location is a 'gateway' to Wayland and the visual impact of the site should be consistent with the semi-rural character of Wayland
- Efforts should be made to preserve large pine near entrance
- 5 parking spaces near entrance should be land-banked
- Entrance does not need to line up with Pinebrook Road
- Entrance should be landscaped and hardscaped to evoke a residential feel
- A path along route 20 is preferable to a formal sidewalk
- Explore underground or swale stormwater system to avoid retention pond
- Board of Health should review the shared septic system

- Exterior lighting should be residential in style and the amount of lighting should be minimized and reviewed after the facility has been completed
- Utilities should all be underground
- Fire chief noted that emergency calls would be expected to run 200/year
- Police chief requested that Rte 20 be striped as 'no passing' in front of facility.

The Board voiced a concern that the 'look and feel' of the structure depicted in the sketches had several attractive elements but also has numerous features that looked far more commercial than ideal. In particular, rear and east facing facades failed to convey a sense of 'a residential farmhouse'. Applicant noted that drawings presented were still preliminary and lacking detail. Applicant agreed to revise and enhance the structure for the next meeting.

The Board also noted that the plans for the portion of the parcel not being used by Northbridge would be an important consideration since the two parcels together form the original Lee's Farm. S. Sarkisian and the Applicant reviewed one possible use of the adjacent parcel as athletic fields.

Public Comments:

Marjorie Ford, Lee Road: Voice concern regarding the visual impact of the rear elevation and roof on neighbors. She also stated a preference to not have the unused portion of the parcel be converted to playing fields.

Joan Blair, Peartree Lane: Inquired about the function of the joint septage treatment and any required easements.

Bill Sterling, Morse Road: Spoke on behalf of the neighborhood association/ Pine Brook Assoc.

His comments included:

- The building, as proposed, is very much non-residential in feel
- The CSA interest is gone given the small size and the existing contamination
- At this point, the group does not support any development (including athletic fields) on the adjacent parcel
- The group could support having Northbridge purchase the entire parcel and then allocate/lease the second portion of the parcel to the Town for an apple orchard that would be maintained by volunteers
- Finally, Mrs. Sterling noted that the group would oppose any/all development at Lee's Farm unless a restriction be place on the front portion (such restriction to include the existing farm stand).

Malcom Astley, Boston Post Road: Mr. Astley noted that the challenge with this proposal is getting all interested parties to agree on a single solution. He urged the Board to insure that the parcel that is not being developed by Northbridge be protected in some way to insure that development of that parcel is prevented/restricted on a long term basis.

Joy Viola, Glover Road: Voiced concern regarding traffic generated by a playing field.

10:45PM ADJOURN:

Motion: Adjourn

Moved: K. Murphy; Second: K. Greenawalt; Approved 4-0 (unanimous)

Respectfully submitted,

Kevin Murphy, Clerk

Date