



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

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**MEETING MINUTES**

**October 18, 2011**

The Wayland Planning Board met on **Tuesday October 18, 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/Public Comment**
- 7:35 Recommendation to ZBA for 134 Boston Post Road**
- 8:15 11 Waltham Road- Public Hearing Definitive Subdivision and Special Permit for Cottage Path Lane (at 11 Waltham Road) to subdivide land into two buildable lots each over 40,000 square feet with 180' of frontage constructing single family homes**
- 9:00 Town Center Building Elevations Approval for Buildings 2-E and 2-F drawing A306**
- 9:15 Approve Minutes/Rules and Regulations on Affordable Housing**

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  
Mr. Andrew Reck, Member  
Mr. William Whitney, Associate Member

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

**7:35PM OPEN MEETING:**

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

**7:40PM PUBLIC COMMENT:**

None

**7:41PM TOWN CENTER BUILDING ELEVATIONS:**

A. Reck reviewed the revised drawings with the Board. A formal approval vote is not required for the final revisions to the approved building designs. The Board did indicate to the Planner that the revised drawings incorporated all requested changes.

**8:00PM RECOMMENDATION TO ZBA FOR 134 BOSTON POST ROAD:**

Applicant: Northbridge Wayland

Presentors: William Pezzoni, Ray Mitrano

Updated building schematics and landscape plans were presented to the Board. Items highlighted included:

- Building and parking siting that is lower than Route 20/Boston Post Road which will naturally assist in screening.
- Screening plantings for drive, parking and building. Applicant noted that planting options for a portion of the site are limited by the location of the septic leaching field.
- Screening hardscape items included a zig-zag split rail fence along the parking area and a stone wall at the entrance.

In response to the Board's concern regarding landscaping for the entire Lee's Farm parcel, the applicant presented two schematics, one with an operating farm-stand and one with the farm-stand removed.

S. Sarkisian recommended that the Applicant and the owner of the Lee's farm parcel that is not being developed at this time coordinate efforts to grant the Town easements allowing (i) a walking path to be located along, but a safe distance from, Rte 20/Boston Post Road and (ii) a crossing over Haywood Brook to connect the walking path to Lee Road. It was further recommended that consent be granted to the Town to subject any future use, re-use or change in use of the portion of the site not being developed at this time to site plan approval.

Other recommendations, included in the staff memo and provided by the Land Use committee were supported by the Board.

**Public Comment**

Bill Sterling, Morse Road: Recommended that the site employ low profile lighting that will not exceed 15 feet, that no façade be continuously lit, that light measurements at the site boundary be subject to a maximum limit and that signage be limited to the size and type allowed by the ZBL.

Marty McClelland, Glover Road: Expressed concern re: roofline and rear façade (Applicant reviewed revised plans with Mr. McClelland to address his concern). Mr. McClelland also noted the impact of beavers on the water level in Haywood Brook.

Motion: Authorize Town Planner to prepare a recommendation letter to the ZBA supporting the Northbridge application with all recommendations noted above.

Move: K. Murphy

Second: K. Greenawalt

Vote: 5-0 Unanimous

**8:50PM DESIGN REVIEW BOARD UPDATE:**

B. Sterling provided the Board with a brief update on the activities of the Design Review Board ("DRB").

- The DRB has been meeting every two weeks
- The town of Wheaton, IL has been selected to serve as a model
- Wheaton has general guidelines for the entire town and local guidelines for specific areas within the Town
- The DRB plans to explore the Finnerty's site as its first focus
- Current owners of the Finnerty site have been invited to DRB meetings but have not yet attended

- Public forums are being planned to review the DRB recommendations
- Certain incentives being considered may require Town Meeting approval

**8:50PM WALTHAM ROAD- PUBLIC HEARING DEFINITIVE SUBDIVISION AND SPECIAL PERMIT:**

Applicant/Presenters: John Shipe. Columbia Design Group; Ed McCarthy, counsel; Alan Litchfield and Rich Cormier, Developers.

Applicants reviewed a revised layout for the subdivision that replaced the cul-de-sac with a hammerhead turnaround. Key features included:

- Overall street size is smaller
- Rear house can now be positioned up to 150' from the rear lot line
- Roadway will have a 36' wide right-of-way
- Roadway will be constructed to a wide of 18'
- Sloped granite edging at entrance
- Total curb cut reduced from 80' to 30'

S. Sarkisian requested that the roadway be constructed with Cape Cod berms since the road will become a public way. He also recommended that the Fire Chief review the hammerhead design.

**Public Comment:**

Mr. Fiske Cromwell, 8 Waltham Road: Presented an alternative site with the subdivision roadway located roughly where the existing driveway is (easterly side of the property). He noted that his plan requires fewer trees to be removed and utilizes an existing curb-cut.

The Board and the Applicant discussed the proposal. The Applicant indicated a preference for the new road location (westerly side of property) as it provides for a more appealing orientation of the first home. The Board noted that the westerly location would certainly be preferable if it allowed the adjacent property to connect to the new roadway and the curb-cut associated with that driveway was closed.

Motion: Continue to November 1, 2011

Move: K. Greenawalt

Second: K. Murphy

Vote: 5-0 Unanimous [check this]

**10:30PM ADJOURN:**

Motion: Adjourn

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

Respectfully submitted,

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Kevin Murphy, Clerk

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Date