



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

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MEETING MINUTES

January 4, 2011

The Wayland Planning Board met **on Tuesday, January 4, 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 Public Comment**
- 7:45 20 Greenway Molly Deisroth Kim Farmer's Porch minor modification**
- 8:15 Appointment to the Dudley Area Advisory Committee.**
- 8:30 Affordable Housing Plan Review/Off site units**
- 9:00 Design Review Board**
- 9:15 Future articles for Town Meeting/Recodification Project update**
- 9:30 Minutes**
- 9:35 Adjourn**

Attendance:

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

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

Also present was Sarkis Sarkisian, Town Planner

Minutes taken by K. Murphy

7:35 OPEN MEETING:

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

7:40 PUBLIC COMMENT:

Molly Upton, Bayfield Road: Asked to board to consider changing some of the restrictions on existing non-conforming lots. She explained that existing restrictions on these lots make it extremely difficult for owners to renovate/improve their residences and this impacts the town on a fiscal level through lower assessments than would otherwise be possible. Moreover, current restrictions actually motivate homeowners to allow a dwelling to degrade to the point where it is declared uninhabitable to enable a replacement building to be approved. Ms. Upton recommended that certain restrictions be relaxed and more approval authority be granted to the ZBA. S. Sarkisian noted that this issue was also raised by the Master Plan Advisory Committee during their review. It was agreed that the topic would be discussed with the ZBA at the joint meeting scheduled for January 13, 2011.

7:45 P.M. REQUEST FOR APPROVAL OF A MINOR MODIFICATION, 20 GREEN WAY

Ms. Molly Deisroth-Kim, Co-Applicant (with Joseph Kim) presented an application, plot plan and schematics for a proposed farmer's porch addition.

S. Sarkisian explained to the board that the residence is located in a senior housing overlay district. As such, additions and modifications are restricted to those that remain within a pre-defined building envelope. Any modifications that extend beyond the envelope require a special permit. S. Sarkisian stated that the proposed porch would be located entirely within the envelope.

Moved: To approve the request for a minor modification to 20 Green Way as presented with the following conditions:

1. As-built plans to be provided post-construction demonstrating that completed structure is within envelope.
2. All required permits be obtained by Applicant.

Moved: I. Montague; Second: K. Greenawalt; Vote: 5-0 in favor

7:58 P.M. APPOINTMENT TO THE DUDLEY AREA ADVISORY COMMITTEE

Presented by S. Sarkisian

As per the motion to establish a temporary advisory committee to be known as the Dudley Area Advisory Committee, the Planning Board is to designate one member of the nine-member committee.

Motion: Appoint K. Greenawalt as the Planning Board representative to the Dudley Area Advisory Committee.

Moved: K. Murphy; Second: W. Whitney; Vote: 5-0 in favor

8:05 P.M. AFFORDABLE HOUSING PLAN REVIEW/OFF-SITE UNITS

Presented by S. Sarkisian

The Board discussed an anticipated request from a developer to satisfy the affordable component of the inclusionary bylaw by providing the town with units off site. The Board identified a number of items that would have to be addressed in any such application. These include, but are not limited to:

- Ownership of the provided units and the potential for the Wayland Housing Authority to own and rent the units.
- Review of revised subdivision (revised to reflect removal of affordable unit(s) and replacement with market rate unit(s)).
- Determination that units delivered earlier (versus waiting for subdivision to be completed) is of value to the town.
- Comparison of number of units/bedrooms required by the bylaw to number of units/bedrooms provided offsite.
- Financial review and comparison
- Analysis of condition of off-site units including roofing, heating, window, lead paint, plumbing and other major systems.

8:37 P.M. DESIGN REVIEW BOARD

Presented by S. Sarkisian and C. Sheehan

The Board reviewed and discussed the charge for forming and guiding the Design Review Board. C. Sheehan and W. Whitney are to meet and agree on final language for the charge. When complete, final version will be presented to the Board for approval.

9:10 P.M. FUTURE ARTICLES FOR TOWN MEETING / RECODIFICATION UPDATE

Accessory Bylaw Presented by Jean Millburn and Penny Wilson

J. Millburn and P. Wilson presented a proposal for amending the Town's bylaw regarding "Accessory Dwelling Units".

The need for senior related housing and services in Wayland is projected to increase significantly in coming years (various sources but all supported by Wayland's demographics). Effective use of an Accessory Dwelling Unit could allow residents to use private capital to facilities within existing dwellings to provide this service. For example, an Accessory Dwelling Unit could be added to provide living facilities for an in-home care-giver (relative or otherwise).

Many seniors in Wayland are either unfamiliar with the existing approval process for Accessory Dwelling Units or find the process daunting. The presenters recommend that the Planning Board explore creating a new bylaw (or amending existing) to facilitate the creation of these units. Sudbury and Lincoln were cited as examples of towns with more user friendly and effective bylaws regarding this topic.

The board discussed the proposal and indicated general support for exploring the topic. S. Sarkisian indicated that he had reviewed the treatment of Accessory dwelling units in Wayland's bylaws and that he would work with the presenters to prepare a warrant proposal for a future Town Meeting.

Recodification Update

Presented by S. Sarkisian

S. Sarkisian outlined (i) timing for the closing of the warrant, (ii) dates for joint hearings with the ZBA to review the warrant (Jan 13, Jan 27 and Feb 17), and (iii) the date for the warrant hearing March 1.

10:30 P.M. Adjourn

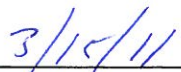
Motion: Adjourn

Moved: K. Greenawalt; Second: W. Whitney; Vote: 5-0 in favor

Respectfully submitted,



Kent Greenawalt, Clerk



Date