



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

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MEETING MINUTES

February 3, 2011

The Wayland Planning Board met **on Thursday, February 3, 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 Zoning Articles and Recodification Update**
- 8:00 Town Center Update**
- 8:30 Site Plan Approval/Application for 231 Boston Post Road, LLC**
- 9:00 Design Review Board**
- 9:30 Minutes**
- 9:35 Adjourn**

Note: This meeting was originally scheduled for Tuesday, February 1st and was rescheduled due to a snowstorm.

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

Also present was Sarkis Sarkisian, Town Planner

Minutes taken by K. Murphy

7:55 OPEN MEETING:

K. Murphy opened the meeting at 7:55 PM and S. Sarkisian reviewed the agenda.

S. Sarkisian notified the Board that he had completed and submitted an application for a sidewalk grant (possible \$120k grant). Wayland received a letter from MASS DOT supporting our application and the application was being submitted to the MA center

S. Sarkisian also noted that the Town is seeking funds from the National Wildlife foundation to help offset the cost of the Pelham Island bridge reconstruction.

8:00 PUBLIC COMMENT:

None

8:00 P.M. TOWN CENTER UPDATE/WARRANT ARTICLE DISCUSSION

Presented by Mr. Frank Doherty, KGI Properties LLC, Twenty Wayland

F. Doherty provide the Board with a status update. From a scheduling standpoint, Twenty Wayland has received or is close to receiving all required permits for phase one. They expect to file for a demolition permit this spring and provide Stop and Shop with a buildable pad by this Fall. Twenty Wayland will commence construction of the onsite infrastructure work as soon as demolition begins. Offsite improvements are expected to begin in July.

He also described some changes to the site plan that are being considered. The site plan changes include (i) an alignment of the route 20 entrance to match the entrance of Russell's, (ii) a modification to the parking field and buildings adjacent to the main Stop and Shop entrance, (iii) a modification to the proposed building located immediately to the north of the Stop and Shop building and (iv) a modification to the proposed land swap with the Town for the new septage facility. F. Doherty noted he would be working with S. Sarkisian to prepare the necessary approval applications for the changes.

Warrant Article

F. Doherty discussed Twenty Wayland's request to increase the sublimit for Office space from 22k square feet to 50k square feet. He noted there would be no change to the total square footage of the project and no change to the total commercial square footage. The request was made in response to a higher than anticipated demand from potential lessors for office use, especially medical uses.

The Board discussed the request and noted some of the requirements that would be needed prior to the Board taking a vote to recommend the article. These requirements would include an update to the traffic study to reflect any anticipated change in traffic patterns, trip counts etc. S. Sarkisian agreed to contact the Town's traffic consultant to determine how much work this would entail.

NOTE: On February 4th, Twenty Wayland requested that the Planning Board remove the proposed Warrant Article from the Spring 2011 Town Meeting.

8:45 P.M. SITE PLAN APPROVAL/APPLICATION FOR 231 BOSTON POST RD, LLC

Presented by Jonathan Beckman, owner

S. Sarkisian explained to the Board that the applicant had filed an application with the ZBA for a special permit to (i) replace the portion of the structure at 231 Boston Post that was recently damaged by fire and (ii) add new space to the structure. While the ZBA is the decision making authority, it has request input and recommendations from the Planning Board with respect to site plan approval.

J. Beckman explained that the request for additional space was driven by the need to comply with building code requirements regarding handicap access as he repaired the damage to the existing building. The new required facilities will occupy a significant portion of the existing floor space and the additional space request is intended to offset the loss and cost of the improvements.

The Board discussed the application and made the following recommendations:

- Move the handicap lift and landing closer to the main structure and explore landscaping options to soften.
- Remove parking space along the western perimeter of the site and closest to Route 20
- Correct inaccuracies in design drawings
- Consider replacing oversized windows on second story to match others
- Adjust roof by either (i) dropping roof line in the rear of the building or (ii) adding a dormer to the rear of the east-facing elevation.

- Replace proposed pylon sign with a blade style, externally lit sign package to be attached to the building. Additionally recommend that final sign package be presented to PB for review.

Motion: Recommend to the ZBA that the site plan be approved with the above-mentioned conditions.
Moved: W. Whitney; Second: I. Montague; Vote: 4-0 in favor

9:45 P.M. DESIGN REVIEW BOARD

Tabled until next meeting

9:50 P.M. MINUTES AND MISC ITEMS

K. Murphy agreed to provide Board members with minutes for a previous meeting written in the new format. Board members would be asked to review the minutes for form and content.

S. Sarkisian reviewed the current status of Dev Hamlin's efforts to provide the town with affordable housing units that would not be located within the Covered Bridge Conservation Cluster. I. Montague and C. Sheehan agreed to meet with S. Sarkisian to begin drafting the generic requirements for a decision regarding offsite satisfaction for affordable housing requirements.

S. Sarkisian review future meeting dates:

Feb 15, 2011 -- Regular Planning Board Meeting

Feb 17, 2011 – Joint Meeting with ZBA to discuss Bylaw Recodification Warrant Article


Mar 1, 2011 – Open public hearing for warrant articles.

10:40 P.M. Adjourn

Motion: Adjourn

Moved: C. Sheehan; Second: W. Whitney; Vote: 4-0 in favor

Respectfully submitted,



Ira Montague, Vice Chair



Date