



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

SARKIS SARKISIAN
WAYLAND TOWN PLANNER
TEL: (508) 358-3615
FAX: (508) 358-4036

MEETING MINUTES

February 15, 2011

The Wayland Planning Board met **on Tuesday February 15, 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 / Recodification Project Update / design Review**
- 8:00 Town Center Update**
- 9:00 Minutes**
- 9:45 Adjourn**

Attendance:

Mr. Kevin Murphy, Chair

Ms. Colleen Sheehan, Member

Mr. Kent Greenawalt, Clerk - Absent

Mr. Ira Montague, Vice Chair - Absent

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 7:55 PM and S. Sarkisian reviewed the agenda.

7:45 PUBLIC COMMENT:

None

7:45 ZONING ARTICLE AND GENERAL UPDATE:

S. Sarkisian provided the Board with an update of the following items:

Joint meeting with ZBA re: Zoning Re-write scheduled for Feb 17, 2011. C. Sheehan and/or W. Whitney will attend for the Planning Board.

Brackett Rd. An application for an approval to finish the basement of a newly constructed home is expected.

Housing Grant. Wayland is working through a regional housing consortium and may potentially obtain a grant of up to \$20,000 for affordable housing initiatives.

Pelham Island Bridge. Redesign/improvements of the bridge triggered the need for an environmental review. VHB has completed this.

Submission of column to Town Crier for Zoning By-law. S. Sarkisian will be reaching out to citizens that have participated in the series of meetings held after the Fall 2010 STM to improve the article. They will be invited to co-sign a column/letter to be published in the Crier explaining the purpose of the article.

Economic Development Committee. In a presentation prepared for the BofS, the EDC updated the committee's goals. They are (summarized) to (i) improve existing commercial areas, (ii) streamline permitting in newly established overlay districts and (iii) help the Town fund capital budget items.

7:55 P.M. REVIEW AND APPROVE MINUTES

Review and approve minutes for 2/3/2011

Motion: Approve minutes with amendments.

Moved: W. Whitney; Second: C. Sheehan; Vote: 3-0 in favor

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

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

Frank Doherty explained some of the site plan changes that, if pursued, will need Planning Board approval.

The first change was requested by Stop and Shop (S&S). The change is to eliminate the building on Main Street that is located closest to the entrance of S&S and replace it with a small parking field. S&S requested the change due to concerns regarding the availability of parking near the main S&S entrance. The Board noted that the request would be a significant design change and stated a preference for maintaining the approved design. F. Doherty noted the Board's concerns and noted that he'd work with S&S and the Board to identify a design that is mutually acceptable.

The second change is a relocation of the main entrance on Route 20. MASS DOT has requested that the entrance be shifted slightly to the east so that the main entrance of Russell's Garden Center is exactly opposite the entrance for the Town Center. Having the entrances located opposite one another was always anticipated, however moving the location of Russell's entrance would result in the loss of some floodplain area and approval of this design would be unlikely. Since the Russell's entrance could not be moved, the entrance for Town Center will have to be adjusted to match Russell's.

S. Sarkisian noted that the Planning Board will want to review the traffic control light fixtures that are selected for the intersection.

F. Doherty noted that he would have an application ready for review by the board on either March 1st or March 15th.

9:35 P.M. REVIEW AND APPROVE MINUTES

10:00 P.M. ADJOURN

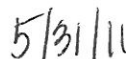
Motion: Adjourn

Moved: W. Whitney; Second: C. Sheehan; Vote: 3-0 in favor

Respectfully submitted,



Colleen Sheehan, Member



Date