



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

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MEETING MINUTES

March 15, 2011

The Wayland Planning Board met **on Tuesday March 15, 2011 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 Public Comment**
- 7:35 Con't public hearing on 10 Brackett Road to amend subdivision decision for Victoria Woods**
- 8:15 Twenty Wayland's request for Deemed Approval of footprints for Buildings 1B, 1C, 2C and 2D.**
- 9:00 Design Review Proposal**
- 9:30 Town Meeting Presentation**
- 9:45 Minutes**
- 10:35 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

7:30PM OPEN MEETING:

K. Murphy opened the meeting at 7:35 PM and S. Sarkisian reviewed the agenda.

7:35PM PUBLIC COMMENT:

Marjery Baston, Cochituate Road: Commented on how helpful and supportive various Town boards and individuals have been in attempting to reach a solution for Brackett Road.

7:45PM CON'T PUBLIC HEARING ON 10 BRACKETT ROAD TO AMEND SUBDIVISION DECISION FOR VICTORIA WOODS :

S. Sarkisian reviewed the approved plan for 10 Brackett Rd and noted the snow storage easement and proposed snow storage area on the plan. S. Sarkisian also noted that the storage area indicated on the plan was not constructed.

Discussions between the developer, Wayland's Director of Highway Operations and S. Sarkisian have resulted in the developer offering to provide the Town with a cashier's check in the amount of \$2,000.

These funds will be used to construct a snow storage area in the spring once a specific location is determined and any required approvals are obtained. S. Sarkisian noted that the Highway Director indicated he was comfortable that the cost to construct the snow storage area would be less than or equal to \$2,000.

The Board also briefly discussed the proposed plan for finishing the basement. It was noted that the basement cannot be converted to an additional bedroom since the deed for 10 Brackett Road currently restricts the number of bedrooms to a total of 4 – all of which have been built.

Motion: Close Public Hearing

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

Motion: Accept \$2,000 cashiers check for completion of snow storage area and authorize Town Planner to determine final location for snow storage area after consulting neighbors and Town Highway Director.

Moved: W. Whitney; Second: C. Sheehan; Vote: 5-0 in favor (unanimous)

Motion (amended): Approve request to exempt finished basement square footage from total square footage limitation contained in Victoria Woods decision with condition that building footprint not be altered.

Moved: W. Whitney; Second: C. Sheehan; Vote: 5-0 in favor (unanimous)

8:00PM TWENTY WAYLAND'S REQUEST FOR DEEMED APPROVAL OF FOOTPRINTS FOR BUILDINGS 1B, 1C, 2C AND 2D:

Frank Doherty of Twenty Wayland, LLC. presented a site plan showing the proposed locations for the abovementioned buildings. He explained significant changes between the site plan included in the MSP and the current plan. The current plan contains additional mews connecting Street A with the parking field located behind the buildings. The Board discussed the width of the mews and recommended that all mews be at least 15 feet wide.

The Board also discussed the location of the raised crosswalks on Street A. The Board recommended that either (i) both crosswalks be located to line up with a mew or (ii) both crosswalks be located offset from a mew. The Board identified benefits associated with both approaches. However, for aesthetic reasons, the Board felt strongly that the final layout should not be a combination of one aligned crosswalk and one offset.

Motion: Authorize the Town Planner to approve the final locations of Buildings 1B, 1C, 2C and 2D once revised plans are presented which reflect mews having a minimal width of 15 feet.

Moved: I. Montague; Second: W. Whitney; Vote: 5-0 in favor (unanimous)

9:05PM DESIGN REVIEW BOARD PROPOSAL:

C. Sheehan and W. Whitney presented an updated document regarding the establishment of a Design Review Board. The document addresses background, purpose, composition, guidelines and authority for the new board. The Board discussed the document and made some final amendments. C. Sheehan and W. Whitney, along with the Town Planner, will present the final document to the Board of Selectmen and the Zoning Board of Appeals.

Motion: Approve the amended Design Review Board proposal.

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

9:35PM TOWN MEETING PRESENTATION:

S. Sarkisian noted that the Board will be sponsoring three articles at Town Meeting. We anticipate that P. Cantor (Outside Counsel working with Wayland to draft the Article) will be recognized by the Town to present the zoning bylaw article. I. Montague will present the article addressing the applicability of site plan review for certain uses and K. Murphy will present the article updating Wayland's floodplain map.

9:55PM ADJOURN:

Motion: Adjourn

Moved: K. Greenawalt; Second: C. Sheehan; Vote: 5-0 in favor

Respectfully submitted,



Kent Greenawalt, Clerk



Date