



**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**

**April 7, 2011**

The Wayland Planning Board met **on Thursday April 7, 2011 at 7:00PM** in the Wayland Middle School, 201 Main Street, Wayland, MA relative to the following agenda items:

- 7:02 Open/Public Comment**
- 7:05 ANR Plan Bow Rd**
- 7:10 Lot 3 Release, Dylan Circle**
- 7:15 Design Review Proposal**
- 7:30 Adjourn to Join Town Meeting**

Attendance:

Mr. Kevin Murphy, Chair

Ms. Colleen Sheehan, Member (arrived at 7:10pm)

Mr. Kent Greenawalt, Clerk

Mr. Ira Montague, Vice Chair

Mr. William Whitney, Member - Absent

Andrew Reck, Associate Member

Also present was Sarkis Sarkisian, Town Planner

Minutes taken by K. Murphy

**7:02PM OPEN MEETING:**

K. Murphy opened the meeting and S. Sarkisian reviewed the agenda.

**7:04PM PUBLIC COMMENT:**

None

**7:05PM ANR PLAN BOW ROAD:**

S. Sarkisian reviewed the ANR plan to transfer approximately 401 square feet from Map 18 Lot 36 to Map 18 Lot 38. After giving effect to the proposed transfer, both lots remain conforming with adequate set-backs and road frontage.

Motion: Approve ANR

Moved: K. Greenawalt, Second I. Montague; Vote: 3-0 in favor (unanimous)

**7:10PM LOT 3 RELEASE, DYLAN CIRCLE:**

S. Sarkisian reviewed the request to release Lot 3 at Dylan Circle. The roadway and related infrastructure is nearly complete and S. Sarkisian noted that the Town hold \$50,000 in cash as a guarantee bond to cover the remaining roadway work (estimate to complete is \$30,000). The developer is currently in compliance with all conditions of the subdivision approval.

Motion: Approve Lot 3 Release

Moved: K. Greenawalt, Second I. Montague; Vote: 4-0 in favor (unanimous)

**7:20PM DESIGN REVIEW BOARD PROPOSAL:**

The Town Administrator and Town Counsel requested that the Planning Board amend the document approved by the Planning Board to create the Design Review Committee to replace the word 'committee' with the words 'working group'. The Planning Board does not have the authority to create a new committee but it does have the authority to create a working group. The Board discussed the request and will amend the document.

**7:25PM OTHER BUSINESS / NEXT MEETINGS:**

DPW has requested a joint tree hearing on Monday, May 5, 2011. The Board agreed to the meeting with the condition that the only trees included in that hearing be those whose condition is clearly dead or endangering. Since most trees will not have completed leaf-out, the Board requested that all other trees be considered at a later date.

The next Planning Board meeting after the joint tree hearing will be Tuesday, 5/2/2011.

Draft minutes for 3/15/2011 were distributed.

**7:30PM ADJOURN TO TOWN MEETING:**

Motion: Adjourn to Town Meeting

Moved: K. Greenawalt; Second: I. Montague; Vote: 4-0 in favor (unanimous)

Respectfully submitted,



Kent Greenawalt, Clerk

5/31/11  
Date