



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

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MEETING MINUTES

March 1, 2011

The Wayland Planning Board met **on Tuesday March 1, 2011 at 7:15PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:15 Public Comment**
- 7:20 Lot Releases for Sage Hill Development**
- 7:30 Zoning Articles Public Hearing for Spring Town Meeting**
- 8:30 10 Bracket Road Request to Amend Subdivision Decision**
- 9:00 Twenty Wayland's request for Deemed Approval consideration to relocate the Route 20 driveway per applicable provisions of the Town Center Site Plan 2 permit**
- 9:30 Minutes**

Attendance:

Mr. Kevin Murphy, Chair
Ms. Colleen Sheehan, Member
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 and Mark Lanza, Town Counsel

Minutes taken by K. Murphy

7:20PM OPEN MEETING:

K. Murphy opened the meeting at 7:20 PM and S. Sarkisian reviewed the agenda.

7:25PM PUBLIC COMMENT:

None.

7:25PM LOT RELEASES FOR SAGE HILL DEVELOPMENT :

S. Sarkisian reviewed the request to release lots #2 and #3. Sage Hill is in compliance with all applicable conditions of the subdivision approval. The subdivision's roadway is nearly complete and a bond is in place in an amount sufficient to complete the roadway and related infrastructure. S. Sarkisian recommended approval of the request.

Motion: Approve release of lots #2 and #3

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

7:35PM ZONING ARTICLES PUBLIC HEARING FOR SPRING TOWN MEETING:

K. Greenawalt read the Warrant Hearing Notice.

SITE PLAN APPROVAL REQUIREMENT FOR DAY CARE, EDUCATIONAL, NURSERY SCHOOL AND RELIGIOUS USES.

M. Lanza reviewed the proposed article. The purpose of the article is to amend Wayland's ZBL so that it conforms to the laws of the Commonwealth of Massachusetts. M. Lanza further explained that the ZBL currently requires site plan approval for the uses indicated above whereas MGL specifies that only limited site plan review be applicable.

Public comment was provided by Ms. Annette Lewis, Claypit Hill Road and Ms. Alice Boelter, 106 Lakeshore Drive.

The Board reviewed and amended the Article based on discussion and public comments.

Motion: Approve amended article for submission to Town Meeting

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

ZONING RECODIFICATION BYLAW.

S. Sarkisian reviewed the changes proposed at the most recent joint (with the ZBA) meeting. The last meeting was the conclusion of a series of public meetings held after the Fall 2010 Special Town Meeting to allow interested citizens to contribute and improved the proposed Zoning Recodification Bylaw.

Public comment was provided by Ms. Annette Lewis, Claypit Hill Road and Ms. Alice Boelter, 106 Lakeshore Drive.

The Board reviewed and amended the Article based on discussion and public comments.

Motion: Approve amended article for submission to Town Meeting

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

UPDATE FEDERAL FLOODPLAIN OVERLAY DISTRICT MAP.

S. Sarkisian reviewed the proposed article which updates maps and flood plain boundaries for the Town. The article will update the maps to reflect the latest information available.

The Board reviewed and amended the Article based on discussions.

Motion: Approve amended article for submission to Town Meeting

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

10:00 PM 10 BRACKET ROAD REQUEST TO AMEND SUBDIVISION DECISION ("VICTORIA WOODS"):

K. Greenawalt read the Hearing Notice.

S. Sarkisian reviewed the request to amend the Victoria Woods decision to allow the new owners of 10 Brackett Road to finish the basement space. The Board, the applicants and the developer's representative reviewed and discussed the application as well as other conditions of the subdivision approval including snow storage.

Motion: Continue to March 15th at 7:30PM in the Town Building.

Moved: K. Greenawalt; Second: I. Montague; Vote: 3-0 in favor (unanimous, C. Sheehan left at 10PM)

11:05PM TWENTY WAYLAND'S REQUEST FOR DEEMED APPROVAL CONSIDERATION TO RELOCATE THE ROUTE 20 DRIVEWAY PER APPLICABLE PROVISIONS OF THE TOWN CENTER SITE PLAN 2 PERMIT:

S. Sarkisian reviewed the request from Twenty Wayland. The Board had discussed this request at a previous meeting and expressed concern that the new roadway location might be too close to building 3-A. S. Sarkisian informed the Board that the Phase One Site Plan Approval requires that buildings not be located closer to the curb line than shown on the Approved Plans (approx 32 feet in the case of building 3-A). The board felt that this requirement provided ample room to avoid creating a "pinchpoint" and noted that a final location for building 3-A would be most appropriately discussed when detailed plans for the building had been developed.

Motion: Approve request to relocate entrance of Route 20 driveway.

Moved: K. Greenawalt; Second: I. Montague; Vote: 3-0 in favor (unanimous, C. Sheehan left at 10PM)

9:55PM ADJOURN:

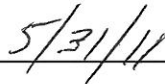
Motion: Adjourn

Moved: I. Montague; Second: K. Greenawalt; Vote: 3-0 in favor (unanimous, C. Sheehan left at 10PM)

Respectfully submitted,



Kent Greenawalt, Clerk



Date