

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



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MEETING MINUTES

May 17, 2011

The Wayland Planning Board met on Tuesday May 17, 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/ Review Agenda
- 7:35 Site Plan Approval Public Hearing Hannah Williams Park
- 8:30 Rice Road Relocation Landscaping Plan
- 8:45 Covered Bridge Landscaping Plan
- 9:00 Recodification and Zoning Bylaw Next Steps
- 9:10 Town Center Update and Schedule
- 9:15 Design Working Group
- 9:30 Choose Officers/Minutes/Next Agenda

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of time.

Attendance:

- Mr. Kevin Murphy, Chair
- Ms. Colleen Sheehan, Member
- Mr. Ira Montague, Vice Chair
- Mr. Andrew Reck, Member
- Mr. Kent Greenawalt, Clerk
- Mr. William Whitney, 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 reviewed the agenda.

7:35PM PUBLIC COMMENT:

Linda Segal, Aqueduct Road: Ms. Segal noted that the next Raytheon Public Involvement Plan meeting is scheduled for May 25th, 2011 at 7:30pm in the large hearing room. She also expressed support for the concept of using a landscape designer to provide the Town with advice re: scenic roads. Lastly, Ms. Segal requested that addresses be added to certain agenda item descriptions.

7:45PM BRUCE LEISH, METRO WEST REGIONAL COLLABORATIVE:

B. Leish reviewed a regional initiative to identify priorities for development and preservation. This initiative, called the 495/MetroWest Development Compact, is creating a shared framework for state, regional, and local strategies for priority development and land preservation as well as transportation and other infrastructure investments in the 37 municipalities in the region.

The Commonwealth is partnering with Central Massachusetts Regional Planning Commission, the Metropolitan Area Planning Council, the MetroWest Regional Collaborative, the 495/MetroWest Partnership, and Mass Audubon to engage the region in the preparation of a comprehensive land use and development plan for the 495/MetroWest region. A key component of this plan will be identifying priority development and preservation areas and significant transportation and infrastructure investments for the region. The 495/MetroWest plan will be prepared in collaboration with regional and local participants and engage both public and private sectors to form the framework for public decision-making in land use regulation and infrastructure investment within the region over the next twenty years.

Action items:

1. B Leish has consulted with S. Sarkisian and others in Wayland to identify the key development and preservation areas in Town. The Planning Board should review this information for accuracy.
2. Attend one of the next meetings of the 495/MetroWest Development Compact – June 15th in Westborough or June 21st in Boxborough

S.Sarkisian asked if there was any grant funds or state funding for large project development?

B. Leish stated that this is the first step in the process and will follow up with Mass DOT and the MPO.

8:00PM SITE PLAN REVIEW HANNAH WILLIAMS PARK:

Fs. Sarkisian reviewed the site plan review process. The applicant, The Town of Wayland, was represented by Don Ouellette, DPW Director, and Chris Brown, member of the Board of Public Works. D. Ouellette reviewed the proposal for renovating the Hannah Williams Park. The primary goals of the renovation are to (i) replace the aging, wooden structure with a new, safer structure and (ii) improve parking capabilities at the site.

A final decision for the selection of new equipment has not been made but D. Ouellette was hopeful this could be completed shortly after a planned meeting on May 25, 2011. The Planning Board recommended that any equipment selected include items that are ADA compliant.

A new parking field is proposed for the northern end of the site. This field will have a capacity of 20 cars vs. the current lot capacity of 10. Ingress and Egress for the new field is also expected to be improved. Other features such as edible plantings (fruit and vegetables), a safety fence and water bubblers are proposed to be installed.

The Planning Board suggested an alternative location for the parking field. S. Sarkisian will explore the feasibility of this option with D. Ouellette. The Board also expressed a desire to explore all possible arrangements with adjacent businesses (in particular, TD Bank and the bridal shop) to obtain alternate access points or shared parking.

Motion: Schedule a site visit for Monday, May 23, 2011 and continue the Site Plan Review public hearing until 5/31/2011 at 7:35pm in the Town Building.
Moved: K. Greenawalt; second: I. Montague 5-0 Approved (unanimous)

9:15PM RICE ROAD LANDSCAPING PROPOSAL:

Mr. Devens Hamlin presented an amended landscape plan for the relocation of Rice Road at the intersection with Cochituate Road. The changes to the plan are designed to prevent automobile lights from shining into windows of adjacent homes and to preserve open views of the field.
Motion: Recommend approval of the amended landscaping plan to the DPW.
Moved: I. Montague; Second: C. Sheehan; Vote: 5-0 in favor (unanimous)

9:30PM COVERED BRIDGE REVISED LANDSCAPE PLAN:

Mr. Devens Hamlin presented a revised landscaping plan for the Covered Bridge Conservation Cluster development. Changes to the approved plan included (i) amending the plan for the stone wall at the entrance so that the wall to north and south of the entrance are identical and (ii) amending the plantings along the side of the entrance road as it approaches the covered bridge.

Motion: Recommend approval of the amended landscaping plan to the DPW with a recommendation that the stone walls constructed at the entrance to the development be constructed in a manner consistent with adjacent stone walls along Rice Road.
Moved: A. Reck; Second: K. Greenawalt; Vote: 5-0 in favor (unanimous)

Chair K. Murphy directed S. Sarkisian to run the Plan by the Board of Road Commissioners for final approval.

9:45PM ZONING BYLAW RECODIFICATION UPDATE:

S. Sarkisian informed the Board that the Commonwealth is currently considering legislation to amend Chapter 40 of the MGL (zoning). He informed the board that he will await the outcome of the vote on this matter before making the Recodification changes so he could also include changes, if any, mandated by the new legislation (if passed). He will also begin reaching out to residents that participated in the Recodification project to get input on priorities for the second (substantive changes) phase of the project.

9:55PM OPEN SPACE PLAN:

S. Sarkisian requested that the Board authorize the used of funds remaining from the Master Plan update project to update the Town's Open Space plan. This will be done in conjunction with the Conservation Committee. An updated Open Space plan will greatly enhance the Town's ability to be awarded State grants for the preservation of open space.

Motion: Approve use of funds for updating Open Space plan (S. Sarkisian to confirm that funds can be used for this purpose).
Moved: K. Greenawalt; Second: I. Montague; Vote: 5-0 in favor (unanimous)

10:05PM TOWN CENTER UPDATE:

Mass DEP agreed to hold a public hearing in Wayland at the Town Building from 5pm to 7pm to take public comment concerning the DEPs pending approval of Twenty Wayland's sewer connection permit. K. Murphy shared a draft statement to the Board, which is attached to the minutes.
Motion: Approve a statement expressing support of the Town Center proposal to be delivered during the public hearing.
Moved: K. Murphy; Second: Kent Greenawalt; Vote: 5-0 in favor (unanimous)

10:15PM MINUTES:

Motion: Approve minutes for 2/3/2011, as amended
Moved: I. Montague
Second: C. Sheehan
Approve 4-0 (unanimous)

Motion: Approve minutes for 2/15/2011, as amended
Moved: C. Sheehan
Second: A. Reck
Approve 3-0 (unanimous)

Motion: Approve minutes for 3/1/2011, as amended
Moved: K. Greenawalt
Second: C. Sheehan
Approve 5-0 (unanimous)

Motion: Approve minutes for 3/15/2011, as amended
Moved: A. Reck
Second: C. Sheehan
Approve 5-0 (unanimous)

Motion: Approve minutes for 4/7/2011, as amended
Moved: C. Sheehan
Second: K. Greenawalt
Approve 5-0 (unanimous)

10:30PM AGENDA FOR 5/31/2011 (TENTATIVE):

7:35 – Site plan Hannah Williams-

9:15 – Informal discussion Lee Farm

Other potential items include Rules for Offsite Satisfaction of Affordable Housing requirements and Town Center update.

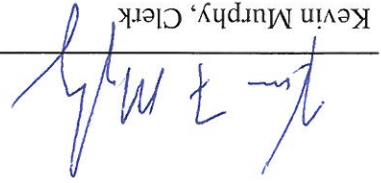
10:35PM ELECT OFFICERS:

I. Montague Chair: Moved: K. Murphy; Second: K. Greenawalt; Approved 5-0 (unanimous)
K. Greenawalt Vice Chair: Moved: K. Murphy; Second: C. Sheehan; Approved 5-0 (unanimous)
K. Murphy Clerk: Moved: K. Greenawalt; Second: A. Reck; Approved 5-0 (unanimous)

10:45PM ADJOURN:

Motion: Adjourn
Moved: C. Sheehan; Second: K. Greenawalt; Approved 5-0 (unanimous)

Respectfully submitted,


Kevin Murphy, Clerk

Date

6.7.2011