



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

August 23, 2011

The Wayland Planning Board met **on Tuesday August 23, 2011 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 1.) Call Meeting to order by Chair/public comment

- 7:35 2) Application Approval Not Required Plan 134 Boston Post Road Lee's Farm
Schedule site visit and prepare recommendation to Zoning Board of Appeals.

- 8:00 3) Application Approval Not Required Plan 87 Lincoln Road Map 8, parcel 12.

- 8:05 4) Sage Hill Lot releases Lot 1 & 6 /Affordable Housing Lot.

- 8:15 5) Inclusionary Zoning discussion Rules and Regulations Article 22 Approval

- 8:45 6) Subdivision Rules and Regulations. 200-foot tangent length.

- 9:00 7) Town Center update

- 9:10 8) Mass Works Grant Application/ Adjourn

Attendance:

Mr. Ira Montague, Chair
Andrew Reck, Member
Mr. Kent Greenawalt, Vice Chair

Mr. William Whitney, Associate Member

Also present was Sarkis Sarkisian, Town Planner

Minutes taken by S. Sarkisian

7:50PM OPEN MEETING:

I. Montague opened the meeting at 7:50 PM and S. Sarkisian reviewed the agenda.

7:51PM PUBLIC COMMENT:

None

7:52 PM Application Approval Not Required Plan 134 Boston Post Road Lee's Farm Schedule site visit and prepare recommendation to Zoning Board of Appeals.

S. Sarkisian reviewed the plan for 134 Boston Post Road. S. Sarkisian explained that the court has interpreted the Subdivision Control Law to impose three standards that must be met in order for lots shown on a plan to be entitled to an endorsement by the Planning Board that “ approved under the Subdivision Control Law is not required”.

1. The lots shown on such plan must front on one of three types of ways as specified in Chapter 41, section 81L,MGL;
2. The lots shown on such plan must meet the minimum frontage requirements as specified in Chapter 41, Section 81L,MGL; and,
3. A Planning Board's determination that the vital access to such lots as contemplated by Chapter 41, section 81M, MGL exists.

S. Sarkisian stated that the plan also has adequate access from the way to the building portion of the lots.

I . Montague explained to the public that the purpose of the meeting tonight was to discuss the ANR plan and that he would allow members of the audience to speak.

Joan Blair of the Lee's Farm group read a statement and explained to the Board that she had a petition signed by the Citizens Group for Lee's to keep it green and in keeping with the character of Wayland.

J. Blair stated that the neighbors are concerned about traffic

Marji Ford stated that she is concerned about the stress of the Development will have on the Neighborhood.

B. Sterling asked if the lot conformed to the Zoning Bylaws and was not a pork chop lot.

S. Sarkisian stated that it did meet the requirement for a conforming lot and the Plan was reviewed by the Building Commissioner and Town Council.

William Pezzoni from Day Piney, LLp explained to the Board the purpose of the ANR and that clean-up efforts on site have been going well. The contamination is contained down 20-24'. The ANR plan will separate the two parcels to allow Northbridge the ability to start the Development process.

W. Whitney reaffirmed the purpose of an ANR and went through the findings that are stated above.

Motion K. Greenawalt to endorse the ANR plan. Second: I. Montague.

Vote: 3-0 in favor (unanimous)

8:35 PM Application Approval Not Required Plan 87 Lincoln Road Map 8, parcel 12.

S. Sarkisian stated this item requires no action. Applicant not prepared to submit plan.

8:40 PM Sage Hill Lot releases Lot 1 & 6 /Affordable Housing Lot.

Motion by K. Greenawalt to release lot 1 and lot 6. Second: I. Montague; Vote: 3-0 in favor (unanimous)

8:50 PM INCLUSIONARY ZONING DISCUSSION RULES AND REGULATIONS ARTICLE 22 APPROVAL

S. Sarkisian asked that we take no action because two members of the Board were not present.

8:55 PM SUBDIVISION RULES AND REGULATIONS REGARDING TANGENT LENGTH.

S. Sarkisian discussed the Subdivision Rules and Regulations specifically as it related to dead end roads. Section c) under Location and Alignment states that all curved streets must be designed to permit safe vehicular travel. A minimum 200 foot length tangent shall be provided between the point of tangency (PT, the end) of one curve and the point of curvature (PC, the beginning) of any following curve.

S. Sarkisian wanted to get an interpretation on how the Board views Dead end Streets.

W. Whitney stated that the Board should get an opinion from Town Council.

I. Montague stated that we may have to revise our Rules and Regulations to prevent Developers from creating minimum Cul-De-Sacs in order to meet frontage requirements.

S. Sarkisian further explained that a similar situation arose in Natick where the Town had to revise its Rules and Regulations to have a minimum road length of 250'.

S. Sarkisian stated that he would get a survey of other Towns regulations regarding this matter.

9:05 PM TOWN CENTER UPDATE:

S. Sarkisian informed the Board that a preconstruction meeting on Town Center was held on site and that Twenty Wayland has hired EMJ out of Waltham to oversee construction.

9:10 PM MASS WORKS GRANT

S. Sarkisian described the Mass Works Infrastructure grant program which provides a one-stop shop for municipalities and other eligible public entities seeking public infrastructure funding to support economic development and job creation. The Program represents an administrative consolidation of grant programs. The Town of Wayland would apply under the Community revitalization and sustainable development program. S. Sarkisian stated that he was planning on submitting a grant application for the Wayland Walks project. The proposed "Wayland Walks" project involves the construction of approximately 2500 linear feet of granite curbing and concrete/brick sidewalks on Route 20 (Boston Post Road) between the intersection of Route 20 and Route 27 to the Sudbury River and Route 27 from the intersection of Route 27/126 north 600+ and the site driveway to Wayland Town Hall & Senior Center.

The project will also involve the replacement of the culvert under Route 27 in the Historic District line and ornamental street lighting.

Motion: Adjourn

Moved: K. Greenawalt; Second: I. Montague; Vote: 4-0 in favor (unanimous)
9:15 PM ADJOURN

Respectfully submitted,

Kent Greenawalt, Vice Chair

Date