



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

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MEETING MINUTES

January 3, 2012

The Wayland Planning Board met **on Tuesday January 3, 2012 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 Call to Order/Public Comment**
- 7:35 Design Working Group Article for Town Meeting**
- 7:45 Town Center Project Site Plan – Public Hearing**
- 8:30 Citizen Petition Article for Town Meeting – Attorney Brian Levy**
- 8:45 Discussion on Development of 151 and 157 Plain Road**
- 9:00 Town Center Project Bonding as stated in the “Infrastructure Security”**
- 9:15 Rules and Regulations for Affordable Housing – Vote**
- 9:30 Town Planner updates on Development Projects, Dudley Pond, Covered Bridge and Mass Works grant**
- 10:00 Adjourn**

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

Attendance:

Mr. Ira Montague, Chair
Ms. Colleen Sheehan, Member
Mr. Kevin Murphy, Clerk

Mr. Kent Greenawalt, Vice Chair
Mr. Andrew Reck, Member
Mr. William Whitney, Associate Member - absent

Also present was Mr. Sarkis Sarkisian, Town Planner
Minutes taken by K. Murphy

7:30PM OPEN MEETING:

I. Montague opened the meeting at 7:35 PM and reviewed the agenda.

7:35PM PUBLIC COMMENT:

Ms. Jennifer Pearlman, 34 Pequot Road

Ms. Pearlman made a presentation and presented a petition with 225 signatures advocating that the town take steps to construct a playground somewhere in the town green space of the Town Center development.

7:45PM TOWN CENTER PROJECT SITE PLAN – PUBLIC HEARING:

Applicant: Twenty Wayland, LLC.

Presenting: Mr. Frank Doherty

I. Montague read the public hearing notice (as published) into the minutes.

F. Doherty presented plans for buildings 2G and 3A of the Town Center project. 2G is proposed as a single tenant use (restaurant) and 3A is a two tenant use (restaurant and bank). For reference, building 3A is the first building on the right as one enters the Town Center site from Route 20 on street 'A' and building 2G is the next building on the right, just after street 'D'.

Building 2G was presented with an outdoor patio along street 'D' and certain façade changes and door/window location as suggested previously by the Board. The patio was previously proposed to be located along the mew separating this building and building 2F. The Board noted and the applicant agreed that additional landscape and hardscape features are warranted in the mew given the lack of a patio in the large mew. It was also recommended that some public seating be located in the mew to accommodate those who preferred to eat outdoors but were not comfortable (for child safety reasons) eating on the patio. It was also noted that several design elements were incorporated on the East façade to break up what would otherwise be a large, solid side and to provide visual interest.

Building 3A was presented with a bank drive-through located on the west facing side, a bank entrance and structural canopy on the southwest corner, a restaurant entrance on the southeast corner and a patio on the side facing east.

The two business entrances were of contrasting design styles and the Board discussed changes that could make the building more consistent. Various suggestions were discussed the with Applicant and it was agreed that applicant would present a revised proposal at the Board's next regular meeting on January 17th.

Motion: Continue hearing to January 17th at 7:35pm in the Town Building

Moved: C. Sheehan

Second: K. Murphy

Vote: 5-0 Unanimous

8:55PM CITIZEN PETITION FOR TOWM MEETING – ATTORNEY BRIAN LEVY:

Presenting: Attny Brian Levy.

Mr. Levy presented a draft of a warrant article which seeks to amend the ZBL as it relates to the sale of snacks and drinks at gas stations. The current bylaw currently prohibits this activity yet several gas stations in town engage in this activity due to grandfathering, variances or other. The article proposes to allow certain activities by right and all others by special permit. The article is being introduced to enable a potential purchaser of the gas station located next to Mel's on route 30 to renovate the existing station and repair shop.

The Board discussed a previous proposal (which was ultimately withdrawn prior to a vote) on the matter and relayed public comments received at that time. The Board also suggested that the amount of floor space allowed for the sale of food articles be linked to the building footprint and subject to a cap. B. Levy agreed to assess the amount of floor space used by gas stations engaged in this activity and adjust his proposal to reflect this.

9:55PM 151/157 PLAIN ROAD/TOWN CENTER BONDING/TOWN PLANNER UPDATE/AFFORDABLE HOUSING RULES AND REGS:

S. Sarkisian distributed an updated draft of the Affordable Housing Rules and Regulations that incorporated changes recommended by W. Whitney. The Board agreed to review the changes and act on the draft in a future meeting.

It was also agreed that the Board would defer discussion of the Plain Road development, Town Center bonding and the Town Planner update to a future meeting date. However, the Board did agree to conduct a site visit for 151/157 Plain Road at 8:15AM on Friday, January 6, 2012.

9:55PM DESIGN REVIEW BOARD WARRANT ARTICLE AND OTHER POTENTIAL ZONING ARTICLES:

S. Sarkisian reviewed a proposal for a warrant article to be sponsored by the Planning Board that would establish a Design Review Board. The Board discussed the general parameters of the warrant article and noted that the Design Review Process should not apply to Phase 1 Site Plan review for Town Center given that the Board has completed a significant portion of this review and approval.

S. Sarkisian then reviewed a proposal for a zoning article that would allow a town garage to be constructed in the Refuse Disposal District. The Board would be the sponsor of this article.

Two other zoning-related articles were also discussed. The first creates a housing trust fund and the second is for funding a study of the septage treatment site for potential housing. Neither article is currently proposed to be sponsored by the Planning Board although S. Sarkisian suggested the Board consider co-sponsoring the housing trust article.

It was agreed that the Planner would complete drafts of both articles potentially being sponsored by the Board. These drafts would then be reviewed by counsel and distributed to the Board. The Board agreed to meet on Thursday, January 12, 2012 to vote on submitting the articles to the Selectmen for inclusion on the warrant.

10:45PM ADJOURN:

Motion: Adjourn
Moved: C. Sheehan
Second: A Reck
Vote: Approved 5-0 (unanimous)

Respectfully submitted,

Kevin Murphy, Clerk

Date