



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

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MEETING MINUTES

October 16, 2012

The Wayland Planning Board met **Tuesday October 16, 2012 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

7:30 Public Comment

7:35 Continue 28 Oxbow road Preliminary subdivision plan to October 30, 2012

7:40 Please note: Meeting continued to October 30, 2012. 150 Main Street proposal for a proposed mixed use redevelopment located at 150 Main Street, Wayland MA. The 2.84 acre site is comprised of a 14,000 square feet (SF) restaurant and single family homes. The proposed project consists of a total of 25,080 SF of mixed use commercial development floor space consisting of a 10,880 SF CVS with a drive-through window, a 3,600 SF restaurant, 3,500 SF of retail floor space and 7,100 SF of second floor office space. The former restaurant will be demolished and removed from the site.

7:45 Town Center Building 1A Deemed Approval.

8:00 Sprint continuation of public hearing for site plan approval

8:30 Minutes and other business

9:00 Adjourn

Attendance:

Mr. Kent Greenawalt, Chair, absent

Ms. Colleen Sheehan, Vice Chair

Mr. William Whitney, Associate Member

Mr. Ira Montague, Member, absent

Mr. Andrew Reck, Member

Mr. Kevin Murphy, Clerk

Also present was Mr. Sarkis Sarkisian, Town Planner

Minutes taken by K. Murphy

7:30PM Open:

C. Sheehan opened the meeting and reviewed the agenda. No Public Comment

7:35PM 28 OXBOW ROAD.

Motion: Continue public hearing to 10/30/2012 @ 7:30pm

Move: A. Reck

Second: K. Murphy

Vote: 3-0 Unanimous

7:37PM 150 MAIN STREET.

Motion: Continue public hearing to 10/30/2012 @ 7:40pm

Move: A. Reck

Second: K. Murphy

Vote: 3-0 Unanimous

7:38PM TOWN CENTER BUILDING 1A.

S Sarkisian presented the proposed building design. Significant changes from the initial design contained in the MSP included lowering of the second story floor and the location of certain windows and doors.

Notably, the entrance on the street-facing, western façade was removed.

After some discussion the Board instructed the Town Planner to request that Twenty Wayland incorporate an entrance on the west façade to facilitate pedestrian flow and improve aesthetics. The Board also noted that an update to the landscape plan is required.

8:00 SPRINT CONTINUATION OF PUBLIC HEARING FOR SITE PLAN APPROVAL

S. Sarkisian reviewed the updated application which includes requirements for fencing, landscaping and drainage.

The Board discussed the requirements for sound emissions. Sprint provided a prospective sound analysis and the Board discussed requiring a follow up analysis within 30 days of activating the equipment.

Motion: Approve Site Plan Application with Conditions.

Move: K. Murphy

Second: A. Reck

Vote: 3-0

8:10 MINUTES

Motion: Approve minutes for 9/24/2012 as amended

Move: A. Reck

Second: K. Murphy

Vote: 3-0

8:15 ADJOURN

Motion: Adjourn

Move: A. Reck

Second: K. Murphy

Vote: 3-0

Respectfully submitted,

Kevin Murphy, Clerk

Date