



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

November 13, 2012

The Wayland Planning Board met **Tuesday November 13, 2012 at 6:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 6:30 Review Agenda /Public Comment**
- 6:35 Presentation of preliminary plan of the proposed Department of Public Works facility on River Road by Weston & Sampson**
- 7:30 Joint Public Scenic Road Tree Hearing with Department of Public Works**
- 8:05 Continue 28 Oxbow road Preliminary subdivision**
- 8:20 Continue 150 Main Street (Finnerty's)**
- 8:30 Town Center Building 1A Design**
- 8:40 Wayland Cares presentation on medical marijuana dispensaries**
- 8:50 Update on River's Edge / Septic Site development by EDC**
- 9:00 Appointment of Planning Board member for drafting Tree Clearing Bylaw**
- 9:15 Request from Ellie Lane residents re: application of chip seal on pavement**
- 9:20 Approve minutes**
- 9:30 Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair	Mr. Ira Montague, Member
Ms. Colleen Sheehan, Vice Chair, absent	Mr. Andrew Reck, Member
Mr. William Whitney, Associate Member, absent	Mr. Kevin Murphy, Clerk

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

6:30PM Open:

K. Greenawalt opened the meeting and reviewed the agenda. No Public Comment

6:35PM DPW FACILITY PRESENTATION.

Mr. Jeffrey Alberti and Mr. S Roger Alcott from Sampson and Weston presented the preliminary design concept for the DPW facility proposed for River Road.

Specific design features discussed included:

- Building will be large enough to store all important equipment indoors
- Building structure will make use of steel frame and panel construction to minimize construction and maintenance costs
- External panels will make use of some masonry for aesthetics and insulation.
- Translucent panels will be included to allow natural light to enter

- Interior lighting will adjust to reflect amount of ambient light
- Roof will be designed to allow future installation of solar panels.
- Berm and vegetation elements included to screen residence adjacent to site
- Similarly, storage area (can be unsightly) is located on side of building away from residence
- Re-fueling not currently planned but some infrastructure will be installed to preserve this option
- All runoff treated before release to basin and ultimate re-charge
- Emergency generator will be capable of powering entire site
- River road access will only be used in emergencies

Public Q&A:

A. Lewis, Claypit Road:

Q: How much do the tight tanks hold?

A: 30 days during heavy usage, up to 6 months otherwise.

Q: Warranty on panels?

A: 20 years. Can be repainted as needed.

Q: How does truck traffic avoid storage piles?

A: Main in/out route design to allow large radius turns while avoiding bulk storage areas.

L. Segal, Aqueduct Road:

Q: What is the traffic impact of fuel depot system?

A: Fuel system won't be installed. Just installing some pipes under the pavement.

C. Tramhouse, Green Meadow Path:

Posed several questions relating to air emissions, noise analysis, current salt shed leaching, microwaves and methane. It was noted that: the building will be able to roof-vent fumes; sound-generating items will be installed away from neighbors; current salt shed leaching will be addressed; no cell tower antennas will be installed and testing will be done to measure and monitor methane gas generated by the landfill.

Adjourn at 7:35pm to meet with Department of Public Works for Joint Tree Hearing

7:40pm – Open Joint Hearing with DPW re: Scenic Road Trees

M. Lowery presented all trees under review. A discussion of the group of trees located adjacent to the horse corral on Claypit included a potential landscape design as well as simply removing only a portion of the trees marked for removal will some re-placement planting. It was agreed that a follow-up meeting with interested parties would be held at the horse corral before a vote to remove the trees would be taken.

S. Greenbaum, Plain Rd, objected to the removal of any trees located near the corral.

Motion: Approve the following trees for removal: #1374-1388 and #1393-1403 (does not include 'corral trees').

Move: K. Murphy

Second: I. Montague

Vote: 4-0, unanimous

Motion: Approve removal of #1404 with conditions that homeowner pay for removal and plant 2 replacement trees of a caliper no less than 3" at a location agreed to with Town Planner.

Move: A. Reck

Second: I. Montague

Vote: 4-0, unanimous

Motion: Defer decision on trees #1389-1392 (corral trees) until further public input is received.
Move: A. Reck
Second: I. Montague
Vote: 4-0, unanimous

Close joint hearing with DPW and reconvene Planning Board meeting at 8:30PM.

8:35PM WAYLAND CARES – MEDICAL MARIJUANA PRESENTATION.

Betsy Miendel and Heidi Hielman reviewed the recently-passed ballot initiative legalizing the use of marijuana for medicinal purposes. Wayland Cares noted that in states that have approved similar measures, crime has increased and access to dispensaries has become almost routine. They have done significant research on the topic and provided a detailed description of the potential negative effects a dispensary located in Wayland would have. Wayland Cares requests that the Planning Board explore a zoning amendment to prohibit medicinal marijuana dispensaries as both a primary and accessory use. The Board agreed to follow up on this.

8:50PM RIVER’S EDGE / TOWN SEPTAGE FACILITY.

R. Stanizi and S. Potter reviewed the concept plan and related analysis that has been conducted to date.

The multi-unit residential development proposal will be 100% rental with 25% of the units designated as affordable. The Economic Development committee’s plan is to conduct initial due diligence, set design parameters and obtain initial zoning approvals for the site so as to maximize the value the town would receive by selling the project to a developer. This will be done in such a way that the Town can insure that housing units that meet Wayland’s needs will be constructed.

To date, various site tests and market studies have been conducted to identify any potential ‘show stoppers’. As of now, no major obstacles have been encountered and the EDC currently plans to pursue a project consisting of 216 units.

9:45PM ELLIE LANE.

S Sarkisian presented a letter, signed by both residents of Ellie Lane requesting that the Town (i) not require the installation of any sealants or topcoats on the private drive and (ii) complete the drainage system using the proceeds of the bond posted by the developer for this purpose.

Motion: Approve request.
Move: I. Montague
Second A. Reck
4-0, unanimous

9:50PM SELECTION OF PLANNING BOARD MEMBER TO ASSIST IN DEVELOPING TREE CLEARING BYLAW.

I. Montague was appointed to assist in this matter.

9:55PM CONTINUE 150 MAIN STREET.

Motion: Continue to December 4th, 2012 @ 7:30pm in the Town Building.
Move: K. Murphy
Second: K. Greenawalt
4-0, unanimous

Note: S. Sarkisian informed the Board that the application for 28 Oxbow Road had been withdrawn. He also noted that Twenty Wayland, LLC had presented a design for building 1A that addressed the Board's requirements so no additional action was needed at this time.

10:00PM MINUTES

Motion: Approve minutes for 10/16/2012 as amended

Move: K. Greenawalt

Second: A. Reck

Vote: 3-0 (I. Montague abstained)

10:05PM ADJOURN

Motion: Adjourn

Move: A. Reck

Second: I. Montague

Vote: 4-0, unanimous

Respectfully submitted,

Kevin Murphy, Clerk

Date