



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

SARKIS SARKISIAN
WAYLAND TOWN PLANNER
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MEETING MINUTES

December 18, 2012

The Wayland Planning Board met **on Tuesday December 18, 2012 at 7:30 P.M.** in the Wayland Town Building 41 Cochituate Road, Wayland, MA relative to the following agenda items:

7:30 P.M. Public Comment

7:35 P.M. The Wayland Planning Board will hold a public hearing on Tuesday evening, December 18, 2012 at 7:35 PM, in the Wayland Town Building, 41 Cochituate Road for a proposed application to modify/amend the Pheasant Run Subdivision decision to allow access to Lot 20 from Saddle Lane. The proponent is purchasing 12 Pheasant Run (Lot 20) and Lots 15 & 16 Saddle Lane in order to construct a single family residence on the combined area of 50, 712 square feet. The public is invited to attend and offer comments regarding this application.

8:15 P.M. Approve Minutes

8:30 P.M. Adjourn

Attendance:

Mr. Kent Greenawalt, Chair

Mr. Ira Montague, Member

Ms. Colleen Sheehan, Vice Chair

Mr. Andrew Reck, Member

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

8:05AM OPEN MEETING:

K. Greenawalt opened the meeting, reviewed the agenda and asked for Public Comment.

C Sheehan read the meeting notice as advertised in the Wayland Town Crier.

Michael Sullivan from Sullivan and Connors, Engineer for the Applicant gave an overview of the proposed project describing that Lots 15 ,16 and 20 would be combined to form a new buildable lot with an area of 50,712 square feet with frontage, driveway access, and street address on Saddle Lane.

S. Sarkisian raised the issue of Pheasant Run Road not being completed and accepted by the Town of Wayland. S. Sarkisian further stated that there were issues regarding drainage and finish pavement and recommended that a bond be placed to ensure that they be completed.

Residents of Saddle Lane raised the issue of parcels that have been irrigated by abutters and whether this would continue.

D. Nash stated that if the abutters wanted the land they could form a homeowners association.

Motion to approve modification with the following conditions:

1. The Developer of Pheasant Run shall post a bond in the amount of \$100,000 dollars to guarantee the construction and completion of the aforesaid road, including installation of municipal services all in accordance with the covenants, conditions, agreements, terms and provisions contained in the Subdivision Approval with Conditions and Modifications of the Pheasant Run decision dated June 23, 1999.
2. The construction of all ways and installation of all associated municipal services shall be completed by September 1, 2013.
3. Special conditions 6c as stated in the June 23, 1999 decision is amended to allow access from Saddle Lane with a condition that Pheasant Run access shall not be used as a secondary driveway or access for Lot 20.

Move: A. Reck
Second: I. Montague
Vote: 4-0 (unanimous)

Motion to close the public hearing
Move: A. Reck
4-0 (unanimous)

Motion to close public hearing.
Move I. Montague
Second A. Reck
Vote 4-0 (unanimous)

Motion: Adjourn 8:35 P.M.
Moved: I. Montague
Second: A. Reck
Vote: Approved 4-0 (unanimous)

Respectfully submitted,

Sarkis Sarkisian Town Planner

Date