



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

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MEETING MINUTES

August 30, 2012

The Wayland Planning Board met **on Thursday August 30, 2012 at 8:00AM** in the Wayland Town Building 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 8:00 A.M. Open meeting/Public comment
8:05 A.M. Zoning Articles for consideration for Special Town Meeting.
- Conservation Cluster detached units
 - Housing Trust Fund
- 8:30 A.M. 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. Kent Greenawalt, Chair
Ms. Colleen Sheehan, Vice Chair

Mr. Ira Montague, Member
Mr. Andrew Reck, Member - 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.

Molly Upton commented that the Housing Trust Bylaw should be a priority for the Town of Wayland and understands if it is not ready for Special Town Meeting. She and Tom Fay had worked on draft language only to have it sit idle for years.

K. Greenawalt thought it was important to have the Bylaw adopted to give the Town of Wayland more tools to create Affordable Housing.

Linda Segal commented on a procedural and process issue that the meeting posted on the website was for a start time of 8:30 AM.

S. Sarkisian apologized for the mistake.

Linda Segal said she was surprised to see the Housing Trust Fund article on the Warrant.

S. Sarkisian explained that it was at the request of the Chair and Molly Upton to put it on the forefront and that Kent and Sarki had been meeting with Jackie Durcharme.

S. Sarkisian recommended that we do not include the Housing Trust Fund in the Warrant because it was not ready for formal presentation and had not been properly vetted by the housing advocates. The Board agreed with the recommendation.

Conservation Cluster Bylaw

S. Sarkisian explained to the Board that although the Town of Wayland did not want to have a full Warrant of articles he said this would be a good time to amend the conservation cluster bylaw specifically for the Covered Bridge project. He stated that during the appeal process of the Covered Bridge project owner/developer Dev Hamlen requested having a Town Meeting.

Motion: to amend and insert language in 1.33 and replace shall with “may”

1803.1.3.3. Within the Residence Districts, the Planning Board may permit by special permit structures to be constructed containing more than one dwelling unit, but not more than four dwelling units per structure. The number of dwelling units for attached buildings shall not exceed the total that is allowed under § 198-1805.1.1.

1803.1.3.4 Notwithstanding any provision of this zoning bylaw to the contrary, the Planning Board may permit by Special Permit attached and detached dwelling units to be erected on single lot(s). Such approval may modify required setbacks.

NOTE: The insertion was subsequently amended to remove the last sentence (“Such... setbacks.”).

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

S. Sarkisian agreed to meet with Town Counsel before submitting article.

8:40AM ADJOURN:

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

Respectfully submitted,

Sarkis Sarkisian Town Planner

Date