



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

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MEETING MINUTES

September 4, 2012

The Wayland Planning Board met on **Thursday September 4, 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/Ellie Lane vote amendment/Design Review Board update/Special Town Meeting /Public Comment**
- 7:35 151 Plain Road Conservation Cluster Conservation Cluster Development Special Permit to subdivide 151 Plain Road into three buildable lots (one containing an existing structure) and for the construction two single family homes.**
- 8:35 150 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.**
- 9:35 Continuation of Public Hearing for Sprint**
- 10:00 Goals**
- 10:30 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	Mr. Ira Montague, Member
Ms. Colleen Sheehan, Vice Chair	Mr. Andrew Reck, Member
Mr. William Whitney, Associate Member	Mr. Kevin Murphy, Clerk

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

7:30PM OPEN MEETING:

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

PUBLIC COMMENT:

L. Segal, Aqueduct Road

- Suggested changes to posting for meeting
- Reminded Board that portion of the Town Center Green is governed by the MA Dept of Env Protection/Raytheon Activity Use Limitation ("AUL") Agreement.

K. Cook, Ellie Lane

- Informed Board that she does not authorize any changes to the Jillson Plan as it may pertain to the first agenda item

Note: Staff recommend that this item be tabled for a future meeting.

A. Lewis, Claypit Road

- Stated that any changes to a subdivision approval requires a public hearing.

7:45PM 151 PLAIN ROAD CONSERVATION CLUSTER CONSERVATION CLUSTER DEVELOPMENT SPECIAL PERMIT TO SUBDIVIDE 151 PLAIN ROAD INTO THREE BUILDABLE LOTS (ONE CONTAINING AN EXISTING STRUCTURE) AND FOR THE CONSTRUCTION TWO SINGLE FAMILY HOMES.

Applicant: Keystone Development

Presenter: M. Staiti

C. Sheehan read public notice.

M. Staiti presented proposal for 151 Plain Road. After reviewing the proposed conservation cluster development, he noted that the buffer requirement for the proposal could not be met without removing an existing structure. The plan included maintaining and restoring the exiting home and garage and thus a waiver would be requested. He noted that an abutter has raised concerns regarding this and negotiations are underway.

A parking area off of Lundy/White road was included in an earlier proposal but has been removed due to neighborhood concerns. A path leading to the conservation land and the rail trail from White Rd. will be included in the final design.

The existing curb-cut for the parcel on Plain Rd will be closed and access will be via Fields Lane. The Fire Department has requested certain design changes which are being reviewed. All houses will have sprinklers installed.

Public Comment:

E. Tohn, Fields Lane

- Supports proposal
- Submitted agreement signed with developer that contains some conditions she would like to see included in the decision.

K. Schrieber, Fields Lane

- Supports proposal
- Concerned that Fire Dept request for drive will make it too large. Suggested leaving exiting curb cut for emergency use only if FD requests are not modified.

Motion: Continue to 9/24/2012 @ 8:15pm

Move: K. Murphy

Second: C. Sheehan

Vote: 5-0 Unanimous

8:35PM 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.

C. Sheehan read the public notice.

A. Sobelesky, A Cohen (Architect) and P. Henry (Engineer) presented on behalf of Applicant

Proposed plans for developing 151 Main Street were presented. The current plan consists of two commercial buildings. One building also has a drive through window incorporated for its anticipated tenant, CVS. The second building will contain a mix of tenants that could include a restaurant, office and other commercial uses. The combined square footage will be 27k+/- square feet vs the existing 25.4k square feet.

A new curb cut will be include opposite the Fire Station drive to improve flow and for drive-thru window access.

Expected waiver requests will include parking and set-back for the relocated house.

D. Kelley, Traffic Engineer reviewed a traffic study completed during 2012.

S. Sarkisian introduced and presented a staff comments included in a memo dated 9/4/2012.

A. Reck reviewed and summarized comments prepared by the Design Review Board (DRB) and included in a letter presented to the applicant. These included, but were not limited to:

- Recommendation that the CVS building be designed to be more inviting given it is located on the corner of two busy Wayland streets.
- The design of both buildings should contain elements that reflect existing structures in the neighborhood.
- The DRB does not support the additional curb cut on Main Street.
- Landscaping should retain the large tree located at the corner of Main and West Plain.
- Ornamental lighting is recommended.
- DRB recommends the removal of the two-lane drive through window.

Public Comment:

Numerous residents provided public comment. Comments included:

- Requests to incorporate elements to discourage cut-through traffic on Mitchell
- Comments regarding CVS's existing store on Rte 20
- Apparent violations of the sign ordinance at the CVS site on Rte 20
- Support for developing the site including a CVS drive through.
- Request for a speedy review of the proposal
- Requests for additional traffic studies
- Concern regarding headlights on cars using the drive through interfering with street traffic

Motion: Continue hearing to 9/24/2012 at 8:45pm.
Move: C. Sheehan
Second: A. Reck Vote: 5-0 (unanimous)

9:35 CONTINUATION OF PUBLIC HEARING FOR SPRINT

Motion: Continue hearing to 9/24/2012 at 9:45pm.
Move: I. Montague
Second: K. Murphy
Vote: 5-0 (unanimous)

10:00 GOALS

Following a discussion of this item, K. Murphy agreed to prepare a document to be reviewed at the next meeting.

10:45 PM ADJOURN:

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

Respectfully submitted,

Kevin Murphy, Clerk

Date