



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

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**MEETING MINUTES**

**January 15, 2013**

The Wayland Planning Board met **Tuesday January 15, 2013 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 Review Agenda**
- 7:35 150 Main Street continuation of hearing**
- 8:30 Approve minutes**
- 8:40 Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair

Ms. Colleen Sheehan, Vice Chair

Mr. William Whitney, Associate Member

Mr. Ira Montague, Member

Mr. Andrew Reck, Member

Mr. Kevin Murphy, Clerk

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

**7:30PM Open:**

K. Greenawalt opened the meeting and reviewed the agenda.

**7:35PM 150 MAIN STREET, CONTINUATION OF HEARING (FINNERTY'S SITE).**

Mr. Kevin Dandrade, TEK Engineering and peer review consultant for the town reviewed his analysis of several traffic-related components of the plan.

Truck Access. The first item discussed was truck (delivery and construction) access to the site where he noted that there is adequate access to the site via the West Plain curb cuts. For large trucks needing to make a wide turn, the entire road may be used to make the turn but this is not uncommon. No truck access is proposed for Main Street.

Main St Curb Cut. The design currently includes a new curb cut on Main Street. This cut improves flow through the site however the layout of the site does not encourage 'cut through' traffic going from Main to West Plain. Similarly, removing the curb cut will not contribute appreciably to delays at the Main/Plain intersection.

Westernmost Curb Cut on West Plain. This cut does improve flow and assist in gaining access to some loading area. However, if the Main Street cut is allowed, this cut could be closed. If the Main Street cut is not included in the final plan, this second cut on West Plain should be included.

Offsite Mitigation. The mitigation recommendations made previously by Dandrade do not change with or without the Main Street curb-cut. The proposed mitigation allows the intersection to meet standards. One recommendation is the creation of an easement for a future potential road re-alignment but the re-alignment is not required at this time. It was noted that the even if the easement is utilized for a future re-alignment, the lot will remain in compliance with all set-back distances.

Applicants Response:

Ms. Ann Sobolewski, attorney representing the applicant

Mr. Dermot Kelly, Dermot J. Kelly Associate, Inc., traffic engineer for the applicant

Mr. Kelly described the crosswalk layout for the curb cut on Main Street including the 'pedestrian island' which allows pedestrians to cross half of the entrance and then safely wait to cross the other half.

Ms. Sobolewski noted that the applicant had approached the Wayland Fire Department with the proposal to extend the island on the eastern side of Main Street to facilitate locating safety signage. No response has been received yet and so design has not been implemented.

Public Comment:

Mr. S. Potter, Timber Lane

Spoke against the Main Street curb cut as he felt this would only be used for the CVS drive through.

Ms. Nancy Leifer , 73 Main Street

Noted that childrens' safety should be paramount when considering a curb cut on Main Street as many children use that sidewalk to get to the Middle School. She also noted that there were several flaws with the traffic study conducted by the developers.

Finally, Ms. Leifer presented the Board with a petition signed by over 100 neighbors urging the Developer to make specific challenges to the design, to conduct further studies of pedestrian and vehicular traffic and to solicit input from neighbors.

Ms. Molly Upton, Bayfield Road.

Recommended a push button activated crosswalk near the western edge of the site. Also urged the Board to consider Danforth traffic.

Arleen Schuler, King Street

Stated that safety should override convenience when considering the Main Street cut. She also asked the Board to address cut-through traffic on Mitchel and King streets.

Gretchen Dressens, Main Street

Urged to Board to stick to bylaws and not grant waivers that could create a safety issue.

Motion: Approve the plan for two curb cuts on West Plain and no curb cut on Main Street.

Move: K. Murphy

Second: I. Montague

Vote: 4-1

Motion: Approve mitigation measures as recommended in the December 5, 2012 letter from K. Dandrade to S. Sarkisian with Developer with further requirement that the Developer and the Town Planner agree on cost sharing for repairing/replacing damage equipment in the intersection.

Move: K. Murphy

Second: S. Sheehan

Vote: 5-0

Motion: Include K. Dandrade's recommendation for an easement in the final decision and structure such easement to prevent the creation (now or in the future) of a non-conforming lot.

Move: K. Murphy

Second: A. Reck

Vote: 5-0

Landscaping and Dumpster locations:

Phillip Henry, Civil Design Group, LLC

Mr. Henry reviewed the proposed locations for dumpsters and the screening (cedar fencing) that would be incorporated in the plan.

A prohibition on dumpster usage, septic pumping and compactor usage between the hours of 11pm and 6am was also discussed.

Stephen Hage, King Street

Mr. Hage is an abutter to the property and the proposed dumpster location is near his property. He spoke to thank the developers for working with him to address concerns re: location and screening. However, he stated that he no longer supports the dumpster in the proposed location and would like it moved.

The developer agreed to review the design with the goal of moving the dumpsters to a more acceptable location.

Beth Smith, Leary Street

Urged the developer to preserve the large birch tree on the corner of the Main and West Plain. The developer responded that the tree will be incorporated in the final design.

Construction Hours:

S. Sarkisian recommended that hours of construction be Mon-Sat 7AM-5PM. No work would be allowed on Sundays and Holidays unless it were internal and non-disturbing.

Lighting: Applicant proposes fixtures that are 23 feet high. Staff recommended 18 foot tall structures. The shorter structures would require more of them so the Board agreed to allow 23 foot tall structures.

The Board added a requirement to shield two of the lights at the rear of the property and a requirement that all external lighting be turned down to a minimal level at closing (remaining at such level or turned off until the following evening).

Utilities Utilities are to be buried or located in basements whenever possible.

Color: The applicant agreed to use the color palette endorsed by the Design Review Board.

Ms. Sobelewski informed the Board that the applicant will likely return with special permit requests for parking and signage within 2 weeks.

Public Comment:

Paul Bernotas, Center Street

Requested that the Board only approve the CVS as originally proposed (a smaller store).

Motion: Draft decision anticipating approval with conditions noted above.

Move: A. Reck

Second: C. Sheehan

Vote: 4-0 (4-0)

Motion: Continue hearing to January 22, 2013 at the Town Building at 7:30PM

Move: A. Reck

Second: C. Sheehan

Vote: 4-0

**10:40PM REVIEW MINUTES**

Motion: Approve minutes for 1/8/2013, as amended.

Move: C. Sheehan

Second: A. Reck

Vote: 5-0, unanimous

**10:45PM ADJOURN**

Motion: Adjourn

Move: A. Reck

Second: C. Sheehan

Vote: 5-0, unanimous

Respectfully submitted,

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Kevin Murphy, Clerk

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Date