



**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**

**February 26, 2013**

The Wayland Planning Board met **Tuesday February 26, 2013 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

- 7:30 Review Agenda / Public Comment**
- 7:35 Zoning By-Law Public Hearing- River's Edge Housing Overlay District**
- 8:15 Zoning By-Law Public Hearing- Medical Marijuana Facility**
- 8:30 Continued Public Hearing – 66 River Road Site Plan Approval**
- 9:00 Approve Minutes/Meeting Schedule/Approve List of Roads to be Accepted at ATM**
- 9:05 Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair, absent

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:**

C. Sheehan opened the meeting and reviewed the agenda.

Public Comment:

Warrant Ziegler, 151 Plain Rd., spoke to the Board regarding the recently approved conservation cluster located at 150 Plain Road and adjacent to his property. The following points were made:

1. The fence constructed to separate his property from the development was not built according to approved plan.
2. Conservation cluster regulations require utilities to be installed underground and the developer plans to only bury new utilities (above-ground utilities for an existing structure will be left as-is).
3. Construction work taking place at existing structure may not be authorized.

S. Sarkisian respond that it was his understanding that Ziegler was present when the fence was installed and approved the changes. Nevertheless, a meeting with all parties will be held to review and approve any fence location that is not in accordance with the approved plans. The approval for the project only requires that new utilities are installed underground and the Building Commissioner should be consulted to determine if a building permit for the construction at the existing house has been issued.

**7:50PM ZONING BY-LAW PUBLIC HEARING – RIVER’S EDGE HOUSING OVERLAY DISTRICT.**

Andrew Reck read the public notice for the zoning by-law hearing

R. Stanizzi reviewed the characteristics of the proposed housing development that the overlay district would allow. The purpose of the overlay district is to allow the town to guide the development of housing units for elderly and affordable housing needs. Key overlay parameters include building heights (45 feet within 100 feet of Route 20 and 58 feet beyond); requirement for all 3 bedroom units to be designated as affordable; requirement that two thirds of the units be age restricted to persons 55 years and older; requirement for all units to be available for rental; and the expectation that 216 units (max) will be built.

The Board discussed two areas of concern, building height and the total number of units. The max number of units of 216 is required to make the site economically attractive to a developer (and thus enhances the price paid to the Town for the land) and the building height limits (both in excess of the 35 feet limit in the ZBL) are required to all all of the units to be built.

The Board also noted that it is important the design guidelines created by the DRB (Design Review Board) be adopted by whoever develops the site. While this cannot be included in the overlay district approach (approval is via site plan only), the Board recommended that any approval to transfer the town-owned site to a private developer include a requirement that DRB guidelines be observed.

Public Comment:

M. Lowery commented that water conservation methods (via limitation on total number of bedrooms, prohibition on using potable water for irrigation, installation of water meters for individual units and requirement that overall efficiency of design standards include a water conservation obligation) be included in the overlay district bylaw.

Don Buston commented that the overall size of the project seemed to be very large for Wayland and he was surprised that there hasn’t been more pushback on this issue.

Motion: Close Public Hearing re: River’s Edge Overlay District Warrant Article.

Move: A. Reck

Second: I. Montague

Vote: 4-0, unanimous

Motion: Recommend that Town Meeting approve the River’s Edge Overlay District (as amended to incorporate water conservation requirements).

Move: I. Montague

Second: A. Reck

Vote: 4-0, unanimous

**8:55PM ZONING BY-LAW PUBLIC HEARING – MEDICINAL MARIJUANA TREATMENT FACILITIES.**

Andrew Reck read the public notice for the zoning by-law hearing.

The Board discussed the proposal as well as an alternate proposal to simply ban the facilities for a period of time (until the later of the date State regulations are completed or next ATM). The Board also amended the text by inserting ‘or Municipal’ after the word ‘profit’ in the first sentence.

S. Sarkisian noted that K. Greenawalt had done quite a bit of work on the article and he recommended that the Board continue the hearing until Mr. Greenawalt returned before voting.

Motion: Continue Public Hearing re: Medicinal Marijuana Treatment Facilities to March 5, 2013 at 7:35pm in the Wayland Town Building.

Move: I. Montague

Second: A. Reck

Vote: 4-0, unanimous

**9:11PM PUBLIC HEARING – DPW FACILITY AT 66 RIVER ROAD.**

S. Sarkisian presented the staff report as well as (i) a letter from the Historical Society re: archaeological study and (ii) a peer review report from Lisa Eggleston review the proposed roadway.

Representatives from Weston and Sampson reviewed changes to the design that were made in response to comments from the Board. These included:

- Bollards and bumper curbing added to protect the building from vehicular damage
- Additional landscaping installed to screen generator (generator could not be re-located)
- Addition screening and securing (fence) was included for the dumpster

Two of the conditions of approval (i) a requirement that all necessary approvals for the proposed access road be obtained prior to Site Plan Approval becoming effective and (ii) a requirement that information regarding testing and monitoring methane during the construction and operation be provided to the Board of Health were discussed with the applicant.

Motion: Close Public Hearing re: 66 River Road – DPW Facility.

Move: A. Reck

Second: I. Montague

Vote: 4-0, unanimous

Motion: Approve Site Plan Approval decision, as amended.

Move: I. Montague

Second: A. Reck

Vote: 4-0, unanimous

**10:00PM APPROVE LIST OF ROADS TO BE ACCEPTED BY TOWN.**

S. Sarkisian noted that many of the roads on the list are part of long-complete subdivisions and the final step of accepting the road wasn't done. In a few cases, costs to repair or complete the road exceeded the posted bond amount and attempts to collect additional funds from the developer have failed. Going forward, procedures have been instituted to insure that bond amounts exceed expected construction costs and that roads intended to be public ways are accepted in a timely fashion. Finally, S. Sarkisian noted that one road on the proposed list, Rose Hill Lane should be removed as it is to remain privately owned and maintained.

Motion: Remove Rose Hill Lane from list.

Move: I. Montague

Second: A. Reck

Vote: 4-0, unanimous

Motion: Recommend that list of roads, as amended, be accepted as Public Ways at ATM.

Move: A. Reck

Second: I. Montague

Vote: 4-0, unanimous

**10:15PM ADJOURN**

Motion: Adjourn

Move: K. Murphy

Second: A. Reck

Vote: 4-0, unanimous

Respectfully submitted,

---

Kevin Murphy, Clerk

---

Date