



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

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MEETING MINUTES

February 5, 2013

The Wayland Planning Board met **Tuesday February 5, 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 Continuation of Zoning By-Law Public Hearing – Warrant Articles**
- 8:15 Public Hearing Site Plan Approval 66 River Road – DPW Facility**
- 8:35 Public Hearing Special Permit 150 Main Street**
- 9:00 Approve Minutes/Meeting Schedule/Road Acceptance List for Town Meeting**
- 9:05 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 and Public Comment:

K. Greenawalt opened the meeting and reviewed the agenda.

No Public Comment

7:35PM CONTINUATION OF ZONING BY-LAW PUBLIC HEARING – MEDICAL MARIJUANA TREATMENT CENTER.

S. Sarkisian informed the Board that the sponsors are gathering addition legal input to determine the proper form of the warrant article and that they have requested that the hearing be continued.

Motion: Continue hearing until 2/26/2013 @8pm in the Town Building

Move: C. Sheehan

Second: K. Greenawalt

Vote: 5-0

The Board's next agenda item was an advertised hearing scheduled for 8:15PM.

8:15PM PUBLIC HEARING SITE PLAN APPROVAL 66 RIVER ROAD – DPW FACILITY

C. Sheehan read the public notice advertising the hearing.

John Moynihan, Public Buildings Director for the Town of Wayland and Roger Alcott, Weston and Sampson presented the proposed design for the new DPW facility to be located at 66 River Road.

J. Moynihan informed the Board that he plans to move forward in two steps. Step one will be construction of the building and step two will be construction of the new road leading from the transfer facility.

R. Alcott then reviewed the anticipated traffic circulation, surface water treatment, snow storage and parking.

David Steeves, Project Architect, reviewed the building design and materials. He described how the building would accommodate and support administration, employee support, shop and vehicle maintenance, a wash bay, a knock-down area, vehicle storage and an outdoor canopy-covered equipment storage area.

The building will be a steel frame with wall panels that are factory constructed industrial metal panels with pre-installed foam insulation. The panels have a 20 year warranty and should easily last 50 years.

The building design uses as much natural daylight as possible (and lights will automatically adjust to respond to available natural light).

Heating will be via a radiant heat system that heats objects, not air.

The roof will be strong enough to support solar panels.

The perimeter of the building is protected with bollards at each door, curbs in the parking and outdoor equipment storage area and landscaping.

The Board noted any approval for the building will be contingent on the Town receiving all required approvals for the proposed road before construction can begin.

S. Sarkisian then reviewed staff comments:

- An environmental report is currently being conducted
- No traffic study is proposed given the low volume of vehicle trips
- River Road is a scenic road so any improvements to the back-up/emergency entrance should be pulled away from River Rd.
- Generator should be screened (moving to rear of building is not financially feasible)
- Conduit to future fuel pumping station should be installed although this feature is not included in the current proposal
- Signage must be within the 40 square foot ZBL limit
- Lighting should be LED wherever possible
- Light fixtures should be kept to a maximum height of 20 feet

- Dumpster screening detail is still needed
- Proposed design meets all set-back requirements
- Installation of berm and landscaping to screen neighbors should be done early in the construction process.
- Recent detection of methane in test sites will need to be addressed
- Historical Commission's issue re: Early Settlers must be addressed

S. Sarkisian then introduced Sheila Carel from the Historical Commission to discuss the last point. S. Carel described a registered archeological site (1981) that is located near, and perhaps on, the site of the proposed roadway from the transfer site to the DPW facility. However, at this point it is not certain what might be located there and where the important areas are. Ms. Carel noted that a survey of the site would be the best way to determine the exact location and scope of the finding. J. Moynihan responded that the Town understands the concern and agreed to fund up to \$30k for the study (\$15k for a ceremonial survey and \$15k for sub-surface analysis).

Public Comment:

Annette Lewis, Claypit Road: Requested and received additional information regarding water treatment for contaminants on site. She also noted that the deed contained in the application needed to be corrected and she expressed strong support for having the access road issue resolved prior to moving forward with any other aspect of the project.

Motion: Approve waiver of traffic study requirement.

Move: K. Murphy

Second: K. Greenawalt

Vote 5-0

Motion: continue hearing until 2/26/2013 at 8:30 in the Town Building

Move: A. Reck

Second: I. Montague

Vote: 5-0

9:35PM 150 MAIN STREET

Motion: Continue hearing for 150 Main Street until 3/5/2013

Move: A. Reck

Second: C. Sheehan

Vote: 5-0

9:40PM ADJOURN

Motion: Adjourn

Move: I. Montague

Second: A. Reck

Vote: 5-0

Respectfully submitted,

Kevin Murphy, Clerk

Date