



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

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MEETING MINUTES

April 10, 2013

The Wayland Planning Board met Wednesday April 10, 2013 at 8:00 AM in the Town Building, Planning Board Office in Wayland, MA relative to the following agenda items:

- 8:00 A.M. Public Comment
- 8:05 A.M. 231 Concord Road Site development plan approval for proposed garage as required in Lincoln View Estates Decision condition 1-d.
- 8:30 A.M. Adjourn

Attendance:

Mr. Kent Greenawalt, Chair
Ms. Colleen Sheehan, Vice Chair,
Mr. Ira Montague, Member

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

In attendance: Fred Turkington, Chad Pessini from Beacon Street Builders - Contractor, Wendy Safe

8:21A.M. Open the public hearing:

K. Greenawalt opened the meeting and reviewed the agenda.

8:22 A.M. 231 Concord Road site development approval for proposed garage as required in Lincoln View Estates decision condition 1-D September 4, 1992.

The Applicant, Wendy Safe owner of 231 Concord Road, appeared before the Board and described the project.

S. Sarkisian explained why the proposal for a two car garage was before the Planning Board and read his memorandum dated April 9, 2013 which is part of the record. The single family home of 231 Concord Road was approved as part of a Conservation Cluster in 1992. The Planning Board rendered a decision that stated on page 8. Item d. "the owner/developer of each lot shall submit site development and house plans to the Planning Board for its approval prior to undertaking any work on the lot. The site development plan shall include a description of how natural resources will be protected during construction. The Planning Board shall review and submit a decision on each such site development and house plan within 21 calendar days of their submission to the Board".

Based on this condition the Building Commissioner will not issue a permit until the proposal is approved by the Planning Board.

S. Sarkisian stated that the Applicant has already appeared and received approval from the Wayland Conservation Commission because portions of work are within the buffer zone to wetlands. The Wayland Conservation Commission voted to issue a Chapter 194 permit approving the proposed project with conditions.

Copies of the Order of conditions are part of the record.

Motion: that the Board grant approval and sign the site plan with a reference to the Conservation Cluster Special Permit Decision and the Chapter 194 Permit by the Wayland Conservation Commission dated January 30, 2012.

Move: C. Sheehan
Second: I. Montague
Vote: 3-0, unanimous

8:35 A.M. ADJOURN
Motion: Adjourn
Move: C. Sheehan
Second: I. Montague
Vote: 3-0, unanimous

Respectfully submitted,

Sarkis Sarkisian

Date