



TOWN OF WAYLAND
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PLANNING DEPARTMENT

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MEETING MINUTES

April 23, 2013

The Wayland Planning Board met Tuesday April 23, 2013 at 7:30 P.M. in the Town Building, Planning Board Office in Wayland, MA relative to the following agenda items:

7:30 P.M. Public Comment

7:35 P.M. Public hearing 150 Main Street for Site Plan Approval, Special Permits and any necessary approvals, modifications including Special Permits pursuant to signage, parking, reduce the number of required parking spaces. for a proposed 11,968 S.F. CVS Pharmacy located at 150 Main Street, Wayland MA.. The former restaurant will be demolished and removed from the site.

8:45 P.M. Minutes/Meeting schedule

9:00 P.M. Adjourn

Attendance:

Mr. Kent Greenawalt, Chair

Ms. Colleen Sheehan, Vice Chair

Mr. Ira Montague, Member

Mr. Andrew Reck, Member

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

William Whitney joined prior to 150 Main Street agenda item.

7:34P.M. Open the pubic hearing:

K. Greenawalt opened the meeting and reviewed the agenda.

K. Greenawalt informed the public that the meeting was being televised live on Waycam.

7:38P.M. Public Comment – Katy Grey 9 Hastings Way

Katy Grey formally requested that the Planning Board amend the plans for the Wayland Town Center along the truck route, which is the border with the residential neighborhood called Wayland Commons. She further stated that she wanted the removal of, or possible re-siting of, a number of parking spaces that are on the current plan and are to be built directly behind 9 Hastings Way.

K. Grey further stated that her home is the closest of the Brendon Homes Wayland Commons condominiums to the border with Twenty Wayland's property, behind the Beth Israel Clinic. She said when cars or trucks are parked in those spots, they will be very close, just over 20 feet from the back wall of homes, only feet away from their rooms, and drivers will be able to see into their windows very easily.

K Grey read the Planning Department's Design Guidelines published in February 2012, the guidelines aim to give the kind of protection to residents that we are asking for. Indeed, one of the stated goals of the Design Guideline is to provide *"Partial relief from parking space requirements, on a case by case basis."* This document goes to great length to indicate how residential homes should be taken into consideration regarding the construction of parking lots.

"A landscape buffer is recommended at entire lot perimeter. At property lines adjacent to non-commercial land uses, this buffer should be provided in conjunction with fencing. Continuous evergreen hedging of a single species is discouraged; however, the intent of the buffer is to screen off views of car headlights and windshields. A combination of opaque wood fencing and evergreen hedges at least 30 inches in height is recommended."

- Where any land use in nonresidential districts abuts land in any residential district, a strip of land, at least 15 feet in width is recommended with landscape in the front, side and rear yards unless discouraged by the DRB.*
- For nonresidential properties, a strip of land at least 10 feet in width shall be maintained as a landscape in the front, side and rear yards, unless otherwise recommended by the DRB*
- Landscaping should be designed with consideration of nearby building, walkways and parking areas. Parking lots should be designed with landscaped islands, and islands between buildings, roads and walkways should be abundantly planned to create a strong horticulture character throughout the year.*

S. Sarkisian explained to the Board that Wayland Commons was approved as a 40 B Development which means that the plans were approved without meeting the required minimum setbacks. S. Sarkisian recommended that we conduct a site visit on site.

K. Greenawalt suggested that we meet on site on April 24, 2013 7:30 A.M. behind the Beth Israel Building with the required as-built plans.

150 Main Street Open Public hearing.

C. Sheehan read the hearing notice that is part of the record.

Ann M. Sobolewski presented the plans for Site Plan Approval to the Board. She described the project which consists of the development of a 11,968 square foot (sf) pharmacy with a drive-through prescription facility. A. Sobolewski stated the application is a by right development with no waivers and seeks Site Plan Approval. She further commented on the TEC report regarding the amount of Traffic Mitigation being proposed. A. Sobolewski commented that the proposal now before the Board is less development would should be considered in the evaluating Traffic mitigation.

Architect for the Applicant from BKA Architects Inc. described the project and explained that the Building would face Main Street and West Plain Street.

B. Whitney asked why the buildings were orientated in this position and why wouldn't the building be on the easterly portion of the site at the corner?

Architect said that the site engineer Phil Henry could better answer that question.

Phil Henry stated that the site engineers looked at the design and could not accommodate all the parking and size of building. P. Henry also commented on the bylaws and set back issues that would have to be met.

Traffic Engineer for the Applicant Shaun Kelly from Vanasse & Associates, Inc. Andover MA gave an overview of the project and evaluated the potential traffic impacts associated with the proposed construction of a CVS Pharmacy.

S. Sarkisian, Town Planner for the Town of Wayland presented his memorandum dated April 18, 2013 and is entered into the record.

A. Reck discussed the option of keeping a portion of the Finnerty's Building and maintaining the Street edge that is so important to a Village. A. Reck further stated that it was important in protecting the community and its identity.

W. Whitney described the plan as being designed by Lawyers and not urban planners with no village feel and that the plan before was more successful in doing that. He further described it as a used car lot and was disappointed in the design.

K. Greenawalt further commented that what you have is a sea of asphalt.

K. Greenawalt ended his remarks of the presentation by stating to the Developer that by right means by right and that sign compliance shall adhere to the by law which is 40 sf. He further stated that the Applicant cannot have it both ways.

Resident Paul Bernotas agreed with W Whitney comments. He further stated that S. Sarkisian's comments were valid but disagreed with the assessment that the only way to make this happen is to provide parking relief. He asked the question to the developer why not make the building smaller? And why stick it to Wayland?

Nancy Leifer commented on the Hammond Way and stated that this is a public way and questioned how the Board could approve the parking lot through this way. She also felt that the Town should conduct an independent traffic study.

Ann Sobolewski responded with that the Justice of the Land Court rendered a decision that this is an easement and that all the land within the development is registered land. The Court ruled that said easement shall be used as a right to pass and repair.

Jeff Horan asked how many parking spaces for each plan and suggested providing more green buffer on West Plain Street and to soften the block of parking in the middle of the parking lot. He also said that a fence is not an appealing buffer.

K. Greenawalt stated that you are speaking to a Board that wants less parking.

K. Greenawalt suggested that the fencing be stepped back.

Kevin Corsini raised concerns about the Dumpster location and asked a question whether the Traffic Improvements are still in place as previously approved.

S. Sarkisian stated that TEC is recommending the same improvements at the same costs.

Molly Upton commented that this same size CVS is on Route 20 and that the Route 20 site has an acre of more land. She does not like a stand alone CVS and suggested adding an ice cream store as a tenant.

Gill Wolin Thanked the Planning Board for listening to the neighborhood concerns and for protecting the community. He further stated that another CVS store in Wayland would cannibalize the market.

Gretchen Dressens informed the board that she wanted strict compliance to Site Plan Approval of section 506.8.1 of the bylaws and that the parking facility shall be adequately screened year round.

Alice Boelter asked a question of the original size of CVS approved and wanted the Drive through eliminated. She also asked why are we dealing with this application if the first plan is still floating as an option?

K. Greenawalt explained that the Planning Board does not have super powers to disapprove the CVS proposal. He ended his remarks by saying the Planning Board is committed in working and making this development better.

B. Whitney hoped that during the public hearing the Applicants were able to listen to the concerns of the Community and would revise their plans.

C. Sheehan made the point that we should not discuss any option that is not viable because we are doing a disservice to the community by spending time discussing options which are not being seriously considered.

Nancy Leifer stated that the current proposal is a better plan for the Village.

Motion to continue to May 7, 2013.

Move: C. Sheehan
Second: I. Montague
Vote: 4-0, unanimous

8:45 PM ADJOURN
Motion: Adjourn
Move: C. Sheehan
Second: I. Montague
Vote: 5-0, unanimous

Respectfully submitted,

Sarkis Sarkisian

Date