



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

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**MEETING MINUTES**

**May 21, 2013**

The Wayland Planning Board met **Tuesday May 21, 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**
- 7:35 150 Main Street Public Hearing – vote to continue**
- 7:40 Bill Sterling Presentation**
- 8:15 River’s Edge Update/Approve minutes/Schedule/Open Meeting Law Video**
- 8:15 Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair	Mr. Ira Montague, Member
Ms. Colleen Sheehan, Vice Chair	Mr. Andrew Reck, Member, Absent
Mr. William Whitney, Associate 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.

Public Comment:

There was no Public Comment

**7:35PM 150 MAIN STREET (FINNERTY’S SITE) PUBLIC HEARING - CONTINUATION.**

Several members of the public attended the meeting to make comments regarding 150 Main St. S. Sarkisian informed those in attendance that while public comments would be heard, no discussion of the application would take place as the only action item advertised for 150 Main Street was a vote to continue.

**Public Comment:**

Gail Shapiro, 201 West Plain Street  
Read a letter (now included in the file) containing comments submitted on behalf of the Cochituate Village Neighbors Association (CVNA).

Gil Wolin, 201 West Plain Street

Mr. Wolin posed several questions including: (i) what special permits were being requested by the applicant?, (ii) how would the Planning Board proceed with an application if Town Counsel determined

that Hammond Way is a road? and (iii) how could a plan with a road be approved if there are no road signs included?

Motion: Continue hearing until 5/28/2013 @ 9:00pm

Move: I. Montague

Second: C. Sheehan

Vote: 4-0

### **7:40PM BILL STERLING PRESENTATION**

Mr. Sterling presented a slideshow which he prepared in conjunction with Wayland's 350<sup>th</sup> anniversary celebration. Mr. Sterling is an architect, has served on the Wayland Planning Board and is currently Chair of the Design Review Board. His presentation divided the town's commercial areas into several 'neighborhoods'. Each neighborhood was then reviewed in terms of its historical condition - using old photos from the Historical Society's archives; current condition – using recent images, and future possibilities – using conceptual drawings designed to illustrate how each neighborhood could be developed in a manner that is both consistent with Wayland's traditional styling and appropriate for the needs of the Town and businesses.

The Board and members of the public thanked Mr. Sterling for the time and effort that went into preparing the presentation and discussed various ways the future vision could be incorporated in ZBL updates and/or Wayland's Master Plan.

### **8:40PM RIVER'S EDGE UPDATE**

Ms. Rebecca Stanizzi, Economic Development Board, appeared before the Board to respond to a concern raised at Town Meeting regarding the impact of the River's Edge proposal on the Wireless Communication district. Ms Stanizzi noted that a resident stated during Town Meeting that the River's Edge Overlay District was co-located with the Wireless Communication district and thus made it impossible to use the existing district to locate equipment wireless communications. Ms Stanizzi stated that this is not true and she presented the Board with a map depicting (i) the River's Edge proposal, (ii) the associated zone where wireless facilities could not be located and (iii) the existing wireless communications district. She then indicated areas on the map (which included the current transfer station as well as a strip where several power line support structures are located) where the ability to install communication equipment would not be impacted. Ms. Stanizzi noted that she would be getting the details of the map confirmed by an independent source before returning to Town Meeting.

The Board also discussed a preference expressed by several residents to reverse the locations proposed for the DPW facility (River Road) and River's Edge (old septage treatment facility). Ms. Stanizzi indicated that the EDC had explored this option and found that reversing the sites would have several negative impacts on the proposal. She agreed that a side-by-side comparison of the two options should be prepared and made available before next town meeting.

### **9:10PM MINUTES**

Approve minutes for May 7, 2013, as amended

Motion: K. Greenawalt

Second: I. Montague

Vote: 4-0

Approve minutes for February 5, 2013, as amended  
Motion: C. Sheehan  
Second: K. Greenawalt  
Vote: 4-0

**9:20PM LOT RELEASE**

S. Sarkisian requested the Board release the lot on Lundy Lane (part of the conservation cluster approved for XXX Plain Road) so the new owner could close on its purchase. He stated that all associated conditions, commitments and requirements have been met. The board approved the release and signed the release form.

**9:25PM ADJOURN**

Motion: Adjourn  
Move: K. Murphy  
Second: K. Greenawalt  
Vote: 4-0

Respectfully submitted,

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Kevin Murphy, Clerk

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Date