



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

May 28, 2013

The Wayland Planning Board met **Tuesday May 28, 2013 at 7:30PM** in the Wayland Town Building, 41 Cochituate Road, Wayland, MA relative to the following agenda items:

9:00 Review Agenda / Public Comment
9:05 150 Main Street Public Hearing – vote on Site Plan Approval
8:15 Adjourn

Attendance:

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

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

9:20PM Open and Public Comment:

K. Greenawalt opened the meeting and reviewed the agenda.

Public Comment:

There was no Public Comment

9:21PM 150 MAIN STREET (FINNERTY'S SITE) PUBLIC HEARING.

S. Sarkisian began the discussion by presenting a draft of the site plan approval decision and reviewing a few of the items included in the decision:

- Sidewalks: The ZBL sidewalk dimensional requirements apply to the street where the site has frontage. For 150 Main Street, frontage is on West Plain and sidewalks on that street conform to ZBL requirements. Dimensions for the sidewalk along Main Street are more flexible and thus the existing sidewalk can remain.
- Hammond Way: Town Counsel's opinion is that this is a Way. Recommends that the decision include a requirement that the Applicant eliminate this (and provide satisfactory evidence) or amend the site plan to meet setback requirements associated with a way/road.
- Traffic Mitigation: TEC, Engineering, Wayland's traffic peer review consultant, has affirmed their recommendation to perform all mitigation required for the previous proposal and contained

in their December recommendation letter. The only exception is that the easement (for future road re-alignment) is removed.

- Sidewalk Curbing: Curbing on Main Street should be upgraded to granite.
- Parking spaces: Removal of four parking spaces for safety purposes
- Loading Dock: Trellis should be replaced with a solid wall to provide better screening for loading door.
- Landscaping: Replace privet hedge along main street with an evergreen hedge at a height of 6 feet and, to the extent possible, retain all plantings along main street.
- Signage: Applicant has requested that the signage application be withdrawn. A. Sobelewski, attorney for the Applicant, noted that the application included with the submittal was not intended to be part of this project.

The Board then conducted a page-by-page review of the decision before taking public comment.

Public Comment:

Paul Bernotas, Center Street

Made the following points:

- A smaller building would result in a better proposal.
- The final site plan, in his opinion, was not an as-of-right design.
- He contested Staff's assessment of the average number of vehicles in the parking lot of CVS at Route 20.
- CVS' statement that there will only be 6 employees at any given time is incorrect. There will be more and the parking should reflect this. Also, what happens when more employees are working there or another store with more employees takes over?
- The approval should contain a restriction on the number of deliveries.

Gil Wolin, West Plain Street

Read prepared comments on behalf of the Cochituate Village Neighborhood Association.

Nancy Liefer, East Plain Street

Made the following requests and comments:

- Design of buildings should blend in with surroundings
- 'Proper' sidewalks should be constructed
- Plans currently show sidewalks on town right of way.
- Requested that hours of operation be limited to those used by Rite Aid: Mon-Sat 8am-9pm and Sun 9am-6pm.

Molly Upton, Bayfield Road

Urged the planning board to included language indicating a preference that approved signage be limited to ZBL maximum of 40 square feet.

Annette Lewis, Claypit Road

Ms. Lewis made several comments regarding the site plan application:

- The regulations regarding site plan approval require a signage application or the application is not complete.
- The phrase in the ZBL requiring that the ‘structure must be in harmony with its surroundings’ includes signage as part of the term ‘structure’.
- The ZBL prohibits sidewalks from being located in the right of way. Any applicant desiring to place a sidewalk in the ROW must have DPW approval before application can be reviewed.
- Locating lights and sidewalks in the Right of way will expose the Town to higher costs should Wayland ever elect to re-align the Main Street / East, West Plain intersection.
- On page 3 of 10, the date used to reference the plans is incorrect and as a general note, all references to plans should be clearer so readers can easily understand which set of plans are being approved.
- Also on page 3 of 10, a heading “III Findings” is missing.
- On page 8 of 10 referenced is made to the extinguishment of a ‘Way’ with a right of access being granted. This is not clear, either the Way is extinguished with all rights or it is not.

Gretchen Dressens, Main Street

Ms. Dressens requested that perimeter shrub hedges be 6 feet in height and that the plant material be evergreen.

John Maccini, West Plain Street

Requested that snow storage areas be noted on the plan and that screening for the drive through be sufficient to block headlights.

Steve Hage, King Street

Requested that period during which deliveries cannot be made be extended to 10pm to 7am.

Applicant’s Response to specific items:

- Hours of operation requested are identical to those approved for CVS on route 20.
- Number of employees used for parking calculations was provided by CVS.
- All ‘new’ utilities will be located underground. Some existing wires that cross the site but serve neighbors (do not supply power to the site) will be left as is (above ground).

Jeff Horan, Center Street

Mr. Horan noted that approval for Viva Restaurant contains a noise restriction condition (which he maintains is being violated by Viva) and requested that one be included for the 150 Main Street approval.

Kevin Batt, BK Architects

- Mass General Law prohibits sound levels to exceed 110% of ambient noise and the Applicant will comply with this.
- Mr. Batt also noted several design elements (e.g., a/c units are located on the roof-top and shielded) that should help minimize emitted noise.

Motion: Continue hearing until Tues 6/11/2013 @ 7:00pm

Move: K. Murphy

Second: C. Sheehan

Vote: 4-0

11:25PM ADJOURN

Motion: Adjourn

Move: K. Murphy

Second: K. Greenawalt

Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date