



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

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**MEETING MINUTES**

**May 7, 2013**

The Wayland Planning Board met **Tuesday May 7, 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**
- 8:25 First Parish Church 50 Cochituate Rd – Site Plan Approval**  
**Advisory opinion at request of Building Inspector**
- 8:00 Approve minutes**
- 8:15 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.

There was no Public Comment

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

Ms. Anne Sobelewski, Posternak Blankstein & Lund, attorney for Applicant, informed the Board that the Applicant had made several changes to the original site plan that were made in response to Planning Board, neighborhood and Design Review Board comments.

Building Design: Kevin Patton, architect for the Applicant, reviewed the building design changes which included:

- Changes to the gable above the drive-through
- Lowering of shed roof by 3' to meet gable lines and simplify roof profile
- Addition of windows to balance external features
- Addition of trellis to screen rear access door
- Relocation of rear egress door to reduce amount of concrete sidewalk
- Acceptance of color palette recommended by DRB

The Board complimented the Applicant on their responsiveness to prior requests.

While reviewing the revised site plan, the Board made the following additional requests:

- Increase height of new trellis at rear to 8'
- Include additional screening for loading dock area

Phillip Henry, Civil Engineer for the Applicant, reviewed parking, lighting and landscaping.

Parking: The plan currently shows sufficient parking to meet the requirements of the ZBL.

K. Greenawalt asked if the layout of the parking field and green space could be reconfigured to be more efficient and aesthetic if the Board lowered the number of spaces required. The Applicant indicated that they are willing to reduce the number of parking spaces if the Town makes that request, however, any reduction or alteration to the site plan must not make it impossible to construct the required minimum number of spaces in the future.

Lighting: Staff recommended removal of two light fixtures located at the eastern edge of the site and along Main Street. Applicant agreed to the removal provided required on-site lighting levels could be maintained. Another option discussed was reducing the height of the poles for those fixtures and changing the light fixture itself to a more neighborhood friendly design. Applicant agreed to review.

Landscaping: Applicant currently plans to use shrubbery along north and east borders of site as this is generally considered to be more neighborhood friendly. Applicant agreed to install a fence if neighbors find that plantings do not provide adequate screening. The current proposal includes non-deciduous border shrubs with a minimum height of 3 feet.

Traffic Mitigation: S. Sarkisian presented a recommendation from the Town's traffic peer reviewer (Kevin Dandrade, TEC, Inc.). The recommendations for mitigation are identical to the those made for the previous, two-building proposal with the exception of the requested easement for future road alignment (removed). The rationale for presenting essentially the same request is that most of the recommendations are to bring existing conditions and equipment up to minimum state standards and these requirements are independent of the number of trips generated.

Applicant responded by stating that the amount of mitigation for this smaller project seemed unreasonable and noted that the cost (approx. \$140k) is more than the amount required for the other CVS in town. Applicant also noted that no other abutter to the intersection has contributed funds for its improvement.

Staff noted that the amount requested was consistent with a typical requirement for a corner location at a signalized intersection.

The Board agreed to review the proposal with TEC before proceeding with final decision.

**Public Comment:**

Paul Bernotas, Center Street: Inquired if the Board had the authority to commit the Town to pay for improvements to the intersection. K. Greenawalt responded that the Board does not authorize capital expenses, only Town Meeting can. He noted further that the Board can only require developers to make improvements or compensate the Town for the cost of improvements.

Mr. Bernotas also stated that a 'better design' is possible and would prefer to see the developer, the neighbors and the Town agree on the best design and then pursue any necessary approvals/waivers.

Molly Upton, Bayfield Road: Stated that the proposed screening for the loading area is insufficient.

Richard Walker, (address): Requested that more green space be added to the eastern/Main St side of the property.

Gil Wolin, West Plain Street: Inquired if Hammond Road and the associated road signage needed to be shown on the site plan. The Applicant responded that Hammond is not a way or a street, it is only a right of access that was granted to two residents.

Mr. Wolin also inquired about the operating hours. S. Sarkisian responded that the store operating hours would be from 7am-10pm. Deliveries, dumpster and septic servicing would be prohibited between 11pm and 6am M-F. For weekends and holidays, deliveries and dumpster servicing are prohibited between 10pm and 8am and septic servicing is not allowed except for emergencies. This is the same as the previous two-building design.

Jeff Horan, Center Street: Mr. Horan asked several questions:

Q: Does site plan meet all set-back requirements?

A: S. Sarkisian – West Plain – Yes, Main St. – Not currently

Q: Do we have details for the grass strip and buffer area landscaping on Main St.?

A: S. Sarkisian – Final landscaping plans are still pending.

Q: Does the site plan meet lot coverage specifications?

A: S. Sarkisian – Plan meets ZBL requirements.

Q: If we are not requiring an easement (for future road re-alignment) now, when will we get it?

A: S. Sarkisian – We cannot require this. Applicant volunteered to provide this with previous plan.

Q: Can we specify a more attractive fence than the one used at TD Bank (at corner of Rtes 27 and 30)?

A: Yes

Mr. Horan also stated his opinion that Hammond Way is a road and the site must meet related setback requirements.

Gretchen Dressens, Main Street: Ms. Dressens noted that sidewalks and landscaping together should extend approximately 15 feet from Main Street per the ZBL. She also requested that landscaping be designed to block the view of cars as well as headlights – 3 foot high shrubs are insufficient.

The developer responded that they will look into a taller hedge and will insure that the buffer and sidewalk meet ZBL requirements.

Gil Wolin, West Plain Street: Asked how the Town insures that plantings survive and are maintained. S. Sarkisian responded that this will be a condition of the approval. Mr. Wolin also inquired about the Town's process for managing escrow monies.

Sean Sweeney, Leery Street: Asked the developer and the Board to reduce the size of the building. Mr. Sweeney also asked if there are other uses that could be located on the site. S. Sarkisian noted that the table of uses in the ZBL governs permitted uses on the site.

Alice Balter, Lakeshore Drive: Would like to see the loading area moved to a less-visible side of the building.

Motion: Continue hearing until 5/21/2013 @ 7:35pm  
Move: C. Sheehan  
Second: K. Murphy  
Vote: 5-0

### **9:30PM FIRST PARISH CHURCH – ADVISORY OPTION FOR SITE PLAN APPROVAL**

S. Sarkisian informed the Board and the audience that Wayland's ZBL charges the Building Inspector with site plan approval responsibility for certain types of proposals submitted by religious entities. In turn, the Building Inspector has asked the Planning Board to hold a public hearing and provide a recommendation regarding the plan. The proposal being presented tonight has received approval from the Historic District Commission and reflects the comments and suggestions of the DRB and Planning staff.

The Board reviewed the proposal and explored various options for allowing a better view of the carriage doors (as viewed from Main Street) as well as recent design changes requested by the DRB. No further changes were made to the design.

Motion: Recommend that Building Inspector approve the revised plans dated 5/6/2013.  
Move: K. Greenawalt  
Second: C. Sheehan  
Vote: 5-0

### **9:50PM MINUTES**

Motion: Approve minutes for 1/15/2013, as amended.  
Move: C. Sheehan  
Second: I. Montague  
Vote: 5-0

Motion: Approve minutes for 3/5/2013, as amended.  
Move: I. Montague  
Second: A. Reck  
Vote: 5-0

Motion: Approve minutes for 4/4/2013, as amended.  
Move: C. Sheehan  
Second: K. Murphy  
Vote: 4-0 (I. Montague abstain)

Motion: Approve minutes for 4/10/2013, as amended.  
Move: I. Montague  
Second: C. Sheehan  
Vote: 3-0 (K. Murphy and A. Reck abstain)

Motion: Approve minutes for 4/23/2013, as amended.  
Move: I. Montague  
Second: A. Reck  
Vote: 4-0 (K. Murphy abstain)

**10:15PM OTHER BUSINESS**

S. Sarkisian recommended that the Board watch a video on the Open Meeting Law during a future meeting. Also, Bill Sterling prepared a presentation for the Town's anniversary celebration and he's agreed to present it to the Board at our next meeting.

The Board elected officers for the next year:

Motion: Approve existing officers for an additional year.

Move: K. Murphy

Second: A. Reck

Vote: 5-0

**10:20PM ADJOURN**

Motion: Adjourn

Move: A. Reck

Second: K. Murphy

Vote: 5-0

Respectfully submitted,

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Kevin Murphy, Clerk

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Date