



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

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MEETING MINUTES

August 27, 2013

The Wayland Planning Board met on **Tuesday August 27th, 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/Town Planner Update re:

- **Rail Trail**
- **Greenways Drainage**
- **Pheasant Run finish paving**
- **Correspondence**
- **Housing Trust**

7:35 Continuation of Public Hearing for the Site Plan Approval application and any other necessary approvals and modifications for Brendon Properties, LLC. The Wayland Planning Board will review and may vote on the application submitted by Kevin Giblin as required in Article 23, entitled Mixed Use Overlay District (MUOD), of the Town of Wayland Zoning Bylaw. The Applicant proposes the construction of 42 Town Homes located in the new Town Center, at 400-440 Boston Post Road. The public is invited to attend and offer comments regarding this application.

8:00 Michael Rd bond posting/ Lot release/Summer Lane bond reduction

8:05 Approval Not Required Plan for 162 School Street

8:15 Scenic Road Repair for 199 Rice Road

9:00 Approve Minutes / Adjourn

Attendance:

Mr. Kent Greenawalt, Chair

Ms. Colleen Sheehan, Vice Chair

Mr. William Whitney, Associate Member, Absent

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

7:45PM Open and Public Comment:

K. Greenawalt opened the meeting and reviewed the agenda.

Public Comment:

There was no Public Comment

Town Planner Update:

Rail Trail

- MBTA approved DCR's ability to remove rails
- DCR stated that MEPA process is required (this may take some time)
- Meeting with DCR on Sept 4th to address this
- NSTAR cleared vegetation this summer

Greenway Drainage

- Basin at end of road was improperly constructed (a 'retention' instead of a 'detention' pond was constructed)
- Engineer was hired to prescribe proper remediation
- Greenways working to implement correction (at no cost to Town)
- Once completed, we will seek acceptance of road

Pheasant Run

- Developer has completed required improvements and road is complete.

Danforth

- Developer has submitted revised site plan

Twenty Wayland

- Frank Doherty has submitted updated housing plan as a required by approval.

Finnerty's Site

- Developer has submitted a third design to the ZBA for approval.
- Building commissioner will likely request review and recommendation from Planning Board.

Housing Trust

- Planner's office has received a letter asking for support at TM for a reconsideration of this.

7:50PM Continuation of Public Hearing for Site Plan Approval for construction of residential units in the Town Center MUOD

S. Sarkisian introduced the agenda item noting that:

- Application is for site plan approval only (as per the MSP for Town Center)
- MSP approved up to 88 units – only 42 are being requested
- Landscape design will have unique, on-going condition
- Square footage required will be significantly lower than MSP approved
- Fire Department has reviewed layout and commented on turnarounds, hydrant locations and sprinkler needs

Kevin Giblin (applicant) reviewed the current proposal. Giblin is also the developer of Wayland Commons (located adjacent to the Town Center) and his proposal is to construct housing units that are in harmony with the other home sites. The townhomes proposed are slightly more dense than the Wayland Commons development but are far less dense than the limit approved in the MSP. Giblin further noted that he believes his design will provide the town with higher tax revenue than a multi-family style property originally envisioned.

Giblin reviewed certain landscape design elements including planted berms for privacy, white fences throughout, cobblestone elements in pavement to create separation and to calm traffic and a mix of deciduous and evergreen trees that will screen but not separate the housing from the Town Green.

Finally, Giblin indicated that he would accept an open-ended condition requiring additional landscaping if needed and as determined by the Planner during the construction phase.

Don Leighton, Peer Review Consultant for the Town of Wayland, Landscape Architect, GLA Beta Engineers made the following comments:

Trees in Town Green will be primarily deciduous. Buffer zone has a mix of deciduous and evergreen trees but specimens were chosen to limit growth to approx. 25 feet. This allows rooftops to be visible from within the Town Green --creating a connection between the two spaces while still providing an effective screen up to the second floor of the residences.

Leighton also noted that if selection of doors, windows, siding and garage doors were of sufficient quality then foundation plantings could be de-emphasized and more attention could be given to trees. Owners could then customize units with personal landscaping preference (only as permitted by the condo association documents)

Units located at the easterly entrance are sited at a slight angle to the surrounding units and this breaks up roof/sight lines and provides a 'front-door' effect.

Small berms between driveways can effectively break up what is a straight row of buildings (throughout the development but especially to the north). Meadow/wildflowers are recommended for the northern-most portion of the parcel to create a low maintenance but visually appealing transition to the green space that leads to Cow Commons.

The Board also reviewed design elements for the trail that will be constructed to connect Town Center to other trails which lead to the Sudbury River and to Cow Commons. The Board noted that a condition requiring the trail to be completed before construction will likely be added to avoid surprising buyers.

A condo association agreement will contain stringent regulations to insure ongoing conformance with MSP requirements (Town Planner/Legal Counsel to review).

The development will not contain any sidewalks. Given the smaller number of units, pedestrian traffic does not warrant sidewalks.

The Board discussed additional elements of the proposal and the Chair directed the Town Planner to prepare a draft of an approval decision to be reviewed and potentially voted on at the Planning Board's next meeting.

Applicant noted that he is willing to contribute \$150k of landscaping improvements (work and materials) to the Town Green.

S. Sarkisian will also review the Developer's agreement with the Town to ensure that all housing related payments to the town will be met with this new plan.

Motion: Continue hearing until Tues 9/10/2013 @ 7:35pm

Move: C. Sheehan

Second: I. Montague Vote: 5-0

9:10PM Micheal Rd/Summer Lane lot release and bond reduction

Applicants were not prepared to present this evening. PB will address at future meeting.

Note: C. Sheehan departed at 9:11PM and noted that she would, in any event, recuse herself from the 199 Rice Road discussion.

9:11PM School Street ANR

S. Sarkisian and Kevin O’Leary, Jillson Development (applicant) reviewed the mylar survey and addressed all ANR requirements.

Motion: Approve ANR for 162 School Street

Move: I. Montague

Second: A. Reck

Vote: 4-0

9:15PM 199 Rice Road – Scenic road landscape repair

Tim Sheehan, Landscape Architect, presented a proposal to repair a rock wall and plantings located at 199 Rice Road. Rice Road is a scenic road and landscapers hired by the owner inadvertently disturbed and altered existing conditions in the right of way without obtaining prior approval.

The proposal restores what T. Sheehan believes are pre-existing conditions (based on conditions in the immediate vicinity) and renovates certain sections of the rock wall that had fallen into disrepair. A. Reck requested that the alignment of two sections of the wall be adjusted to reflect what would most likely have been a single continuous run of wall.

Motion: Approve Restoration Proposal (as amended)

Move: A. Reck

Second: I. Montague

Vote: 4-0

9:45PM ADJOURN

Motion: Adjourn

Move: A. Reck

Second: K. Murphy

Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date