



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

SARKIS SARKISIAN  
WAYLAND TOWN PLANNER  
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**MEETING MINUTES**

**September 17, 2013**

The Wayland Planning Board met on **Tuesday September 17th, 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:**
- **Wayland Housing Partnership**
- 7:35 Discussion of Special Town Meeting Articles**
- **Twenty Wayland, LLC 400 Boston Post Road**
  - **River's Edge**
- 8:45 Approve minutes / Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair	Mr. Ira Montague, Member,
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

**7:32PM Open and Public Comment:**

K. Greenawalt opened the meeting. S. Sarkisian reviewed the agenda.

Public Comment:

There was no Public Comment

Town Planner Update:

**Housing Partnership**

S. Sarkisian informed that Board that the current PB representative to the Wayland Housing Partnership, Betty Salzberg, had requested to be removed. Ms. Armine Roat indicated an interest in replacing Ms. Salzberg and she was present to introduce herself. After a brief discussion with the Board, Ms. Roat was invited to return on September 24<sup>th</sup> when the Board expects to vote on a replacement for Ms. Salzberg.

**7:40PM Discussion of Special Town Meeting Articles**

S. Sarkisian informed the Board that staff was advised prior to the meeting that the sponsors of the River's Edge article will not be proceeding this fall.

Copies of the zoning change request from Twenty Wayland were distributed to the Board. The request is to increase the sublimit on gross floor area (GFA) for office uses in the MUOD from 22,000 square feet to 52,000 square feet. No change in the maximum GFA of the total non-residential component is requested.

The Board briefly discussed the impact of the request and the items that would need to be reviewed during the warrant hearing. The primary concern raised during the discussion was the potential impact on the character of the MUOD given the shift from retail to office use.

Motion: Recommend to Board of Selectman that the zoning change requested by Twenty Wayland LLC be included in the Warrant for Special Town Meeting.

Move: C. Sheehan

Second: A. Reck

Vote: 5-0

S. Sarkisian then informed the Board that the residents of Spencer Circle had submitted a petition requesting that the Town accept Spencer Road as Town Way. However, this request will be consolidated with other road acceptances and submitted in the spring.

The Board agreed to advertise for a Warrant Hearing that would begin on October 8, 2013. (Note: Due to scheduling and publishing deadlines, this date was moved to Thursday October 10<sup>th</sup>, 2013) in the Town Building.

**8:20PM Review/Approve Minutes**

Motion: Approve minutes for 9/10/2013 as amended.

Move: A. Reck

Second: K. Greenawalt

Vote: 5-0

**9:10PM ADJOURN**

Motion: Adjourn

Move: K. Murphy

Second: K. Greenawalt

Vote: 5-0

Respectfully submitted,

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Kevin Murphy, Clerk

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Date