



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

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MEETING MINUTES

September 24, 2013

The Wayland Planning Board met on **Tuesday September 24th, 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 Scenic Road Tree Hearing**
- 8:15 Continuation of Public Hearing for Brendon Properties, LLC for the construction of 42 town homes in the MUOD.**
- 9:00 Michael Rd bond posting/Lot release/Summer Ln bond reduction**
- 9:10 Appointment to Housing Partnership – Armine Roat**
- 9:15 Planning Board Goals**
- 9:30 Minutes/Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair (joined @ Tree Hearing)	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

7:35PM Open and Public Comment:

C. Sheehan opened the meeting. S. Sarkisian reviewed the agenda.

Public Comment:

There was no Public Comment

Motion: Adjourn temporarily to join DPW for Scenic Road Tree Hearing

Move: K. Murphy

Second: Ira Montague

Vote: 4-0

7:40PM SCENIC ROAD HEARING

D. Ouellette provided a brief overview of the process and new software being used to track trees and decisions.

Tree: 1409

Info: Request by homeowner. D. Ouellette stated 50% of tree is dead and nearby tree has diameter of 9". S. Sarkisian recommended saving tree.

PB Motion: Do not remove

Move: K. Murphy

Second: I. Montague

Vote: 5-0

DPW Motion: Exclude

Move: T. Abdella

Second: M. Wegerbauer

Vote: 2-1

Tree: 176

Info: Request by homeowner. D. Ouellette stated some decay visible and tree is endangering. S. Sarkisian noted that substantial amount of tree appears to be alive and homeowner plans don't require removal.

PB Motion: Do not remove

Move: I. Montague

Second: K. Murphy

Vote: 5-0

DPW Motion: Remove and replace

Move: T. Abdella

Second: M. Lowery

Vote: 3-0

Trees: 1452,1455, 1458

Info: Trees are alive but near rail trail and may potentially cause sight-line problems. Only a few trees appeared to be a potential problem. Note: Citizen objection raised for all Plain Road trees and tree listed as 1451 on inventory sheet appears to be the tree labeled with tag 1454 (no vote taken on 1451).

PB Motion: Do not remove

Move: I. Montague

Second: K. Murphy

Vote: 5-0

DPW Motion: Remove 1450, 1454, 1455-1458 and request NSTAR replace with more suitable trees.

Move: M. Lowery

Second: M. Wegerbauer

Vote: 3-0

Tree: 1443

Info: 14" tree in the middle of several lesser quality shade trees.

PB Motion: Do not remove

Move: C. Sheehan

Second: A. Reck

Vote: 5-0

DPW Motion: Exclude

Move: M. Wegerbauer

Second: M. Lowery

Vote: 3-0

Trees: 1437, 1405, 1406, 1318, 1446, 1444, 1448, 1450, 1454, 1456, 1457, 1460

Info: Trees in poor shape or endangering.

PB Motion: Approve removal

Move: C. Sheehan

Second: I. Montague

Vote: 5-0

DPW Motion: Same motion

Move: T. Abdella

Second: M. Wegerbauer

Vote: 3-0

Motion: Close scenic road joint tree hearing

Move: K. Murphy

Second: A. Reck

Vote: 5-0

8:25PM BRENDON HOMES PUBLIC HEARING

S. Sarkisian distributed the most recent version of the housing plan. He noted that the developer had agreed to include the affordable housing payment in the decision but the developer had requested that the \$3mm gift not be included in the decision because it is an obligation of Twenty Wayland, LLC and not Brendon Homes.

8:45PM MICHAEL ROAD LOT RELEASE/SUMMER LANE BOND REDUCTION

Neither developer was ready to proceed and both items were tabled for a later meeting.

8:50PM PLANNER REVIEW/APPROVE MINUTES /OTHER ITEMS

K. Greenawalt reviewed feedback received from members regarding the Town Planner's performance. This feedback was discussed and reviewed by the Board and the Town Planner. K. Greenawalt agreed to consolidate all feedback and prepare a final review for submission to the Town.

Motion: Approve minutes for 9/17/2013, as amended

Move: C. Sheehan

Second: K. Greenawalt

Vote: 5-0

I. Montague informed the Board that he could no longer serve as the Planning Board liaison to the Tree Clearing Advisory Committee.

10:00PM APPOINTMENT TO HOUSING PARTNERSHIP

Motion: Approve appointment of Armine Roat to Housing Partnership

Move: K. Greenawalt

Second: C. Sheehan

Vote: 5-0

C. Sheehan and I Montague departed at 10:16PM

10:20PM ANR PLAN COVERED BRIDGE

Motion: Approve ANR for lot 12A in Covered Bridge Conservation Cluster Development

Move: K. Murphy

Second: K. Greenawalt

Vote: 3-0

10:29PM ADJOURN

Motion: Adjourn

Move: A. Reck

Second: K. Murphy

Vote: 3-0

Respectfully submitted,

Kevin Murphy, Clerk

Date