



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

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MEETING MINUTES

October 22, 2013

The Wayland Planning Board met on **Tuesday October 22nd, 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 Presentation by Jerry Heller, Chairman of Wayland Community Preservation Committee**
 - **Review Appraisal Report and Valuation for property located at 59 Lincoln Rd**
 - **Planning Board Recommendation to TM re: Article requesting appropriation to purchase conservation easement on 59 Lincoln Rd**
- 8:05 Land Clearing Committee update on proposed article and action**
- 8:30 Energy Committee – Discussion on potential Solar Field Overlay Zone**
- 9:00 Town Planner and Planning Board Goals**
- 9:30 Approve minutes/Bond reduction Summer Lane/TJX expansion**
- 9:40 Adjourn**

Attendance:

Mr. Kent Greenawalt, Chair, Absent
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

7:32PM Open and Public Comment:

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

Public Comment:

There was no Public Comment

7:35PM 59 LINCOLN ROAD CONSERVATION EASEMENT

Mr. J. Heller, Chairman of Wayland Community Preservation Committee and Ms. Gretchen Schuler present the proposal to acquire a conservation easement on 28+/- acres of open field located at 59 Lincoln Road.

Mr. Heller made the following points regarding the property:

- The property has been on Wayland's open space plan since 1995
- The field is a large rectangle and is relatively level

- The property connects to adjacent conservation lands and improves access to Weston Woods
- Property is not currently enrolled in an Agricultural Use program
- The conservation easement allows restricted access during growing season and general access in winter
- No additional parking areas will be created, parking will be on side of road
- Current owner will continue to use the field to grow hay

Mr. Heller further commented on the valuation assigned to the conservation easement by noting that a third-party appraiser (Avery Associates) was selected by the town to determine the valuation. The appraiser valued the land at ‘highest and best’ use to determine its value without a conservation easement. The appraiser then valued the land after giving effect to a hypothetical easement restriction. The difference, or diminution in value was then used as the basis for determining the value of the easement. This amount (see report for more detail) was \$2.3mm.

The Board discussed various terms and conditions with Mr. Heller and Ms. Schuler. In particular, the Board noted that the majority of the current CPA funds would be used for this acquisition and expressed concern that sufficient funds wouldn’t be available if a more desirable property (i.e., Hamlin Farm) were to become available. Mr. Heller responded that he does not expect that another large parcel will be available in the near future (negotiations with the owners of Hamlin Farms are currently stalled with the two sides very far apart). In addition, the CPA has the ability to borrow funds if needed to complete a purchase.

The Board agreed to schedule a site visit for November the 9th (Saturday) at 9AM and it expects to vote on the recommendation on that date or during the next subsequent planning board meeting.

Public Comment:

Linda Segall, Aqueduct Road, asked if the site visit would be open to the public (Yes) and noted that the Town’s website contained some outdated information regarding the property.

8:35PM LAND CLEARING COMMITTEE UPDATE

S. Sarkisian reminded the Board that this committee was created in response to citizen concerns regarding aggressive clearing by contractors hired by NStar. The intent to was to develop a new bylaw to regulate this activity but it appears that an existing bylaw may be applicable and may have been violated.

The primary challenge facing the town is the utility has been granted broad rights under the easement created for the power lines. Since these rights are not likely to be revoked or lessened, our efforts should be on insuring that an acceptable level of mitigation is done whenever the utility clears vegetation.

S. Sarkisian agreed to review the apparent violation of the town bylaw with Town Counsel and determine if Wayland has any recourse.

8:45PM SOLAR FIELD OVELAY ZONE

Ms. Ellen Tohn and Mr. William Huss provided the Board with an update on this topic.

- Broadway Electric (this firm installed the solar panels at Logan Airport) has been selected to help the town evaluate potential sites.
- Two potential sites have been identified – 1. Middle School Roof and 2. Happy Hollow Well area
- Next steps are to develop and sign a letter of intent with Broadway to allow them to review the sites in more detail and refine bid.

- Although this effort is still in preliminary stages, a successful installation could generate up to 40% of the electricity used by Town buildings.

The Board also discussed a pilot program for replacing incandescent street lamps with LED lamps. It is estimated that a full roll-out of this program could save the town up to \$40k per year in electricity costs.

9:10PM GOALS/MINUTES/SUMMER LANE

Motion: Approve minutes for October 2, 2013, as amended

Move: A. Reck

Second: K. Murphy

Vote: 4-0

Summer Lane: A \$75k bond in favor of the Town for completion of Summer Lane is set to expire at the end of November. The road has been substantially completed and inspected by the Town. S. Sarkisian recommended that the Board cancel the bond and replace it with a new \$3k bond until the road is completed and accepted by the Town.

Motion: Approve reduced bond requirement for Summer Lane

Move: K. Murphy

Second: I. Montague

Vote: 4-0

Goals: The Board discussed and updated goals for next 12 months. C. Sheehan to present updated list at next meeting.

10:00PM ADJOURN

Motion: Adjourn

Move: A. Reck

Second: I. Montague

Vote: 4-0

Respectfully submitted,

Kevin Murphy, Clerk

Date